

**STEVENAGE
BOROUGH COUNCIL**

**STRATEGIC HOUSING
MARKET ASSESSMENT**

**DRAFT REPORT
2013**



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1 EXECUTIVE SUMMARY

1.1 Introduction to the SHMA

- 1.1.1 In November 2012, DCA were commissioned by Stevenage Borough Council to carry out a Strategic Housing Market Assessment (SHMA). This included a postal survey sent to 6,800 households in the Borough.
- 1.1.2 The requirement of the SHMA is to produce the outputs identified in the National Planning Policy Framework (NPPF) and the Strategic Housing Market Assessment (SHMA) Practice Guidance (CLG, 2007).
- 1.1.3 The key objective of the SHMA is to enable Stevenage Borough Council to understand the nature and level of housing demand and need within the Borough and provide a robust and credible assessment of the local housing market which can be used to inform key policies and strategies.
- 1.1.4 The use of both key secondary data, the primary data from the survey and stakeholder consultation allowed a valid and robust assessment of the housing need and housing markets within the Borough to be obtained.
- 1.1.5 The SHMA consisted of the following elements:-
- Primary data analysis from a postal survey of 6,800 households sent out during December 2012.
 - Focus Groups with Older People and Young People Service Providers.
 - Extensive secondary data analysis.
- 1.1.6 This SHMA recognises the importance of stakeholders and through the process has engaged with a wide range of stakeholder representatives. The SHMA and Housing Survey data will remain valid until 2015 at which stage it will need to be fully updated as required in Guidance. The assessment should be monitored and updated annually.

1.2 The Stevenage Housing Market

- 1.2.1 CLG Strategic Housing Market Assessments Practice Guidance (August 2007) defines housing market areas as 'geographical areas defined by household demand and preferences for housing'. They reflect key functional links between the places where people live and work.
- 1.2.2 Housing markets do not respect administrative boundaries and may overlap with other local authority boundaries. Within a local authority area, housing markets may also comprise smaller, local sub-markets and neighbourhoods.
- 1.2.3 Stevenage is a town and a borough in Hertfordshire. It is situated to the east of junctions 7 and 8 of the A1 (M) and is between Letchworth Garden City to the north and Welwyn Garden City to the South. It is estimated to be around 30 miles north of London.

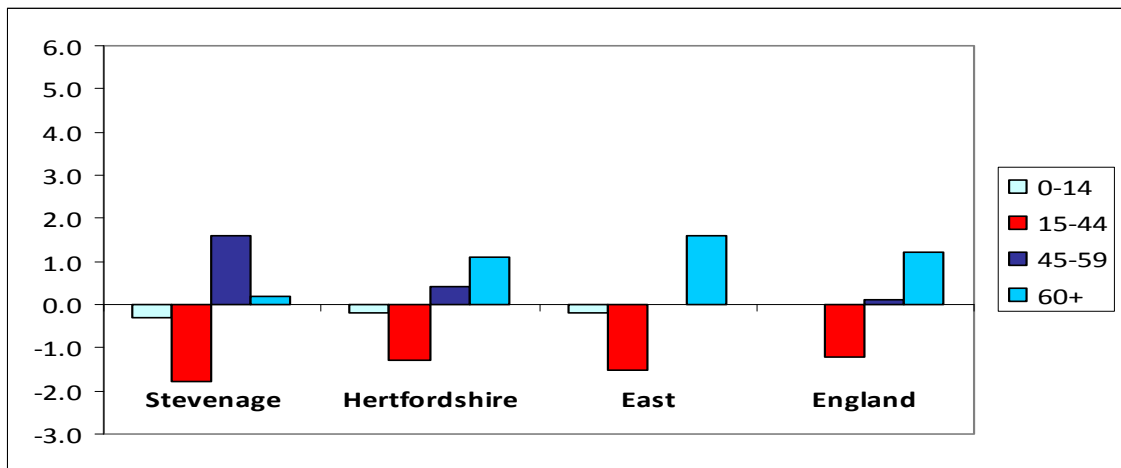
- 1.2.4 A housing market is defined in the Guidance Advice Note as typically comprising an area in which around 70% of moves are contained. 2001 Census has revealed that self-containment is 76.9% in Stevenage when analysing household movements. The main destination for those moving out of Stevenage was North Hertfordshire, followed by Central Bedfordshire, Welwyn Hatfield and East Hertfordshire.
- 1.2.5 The Stevenage travel to work patterns suggests a relatively high level of self-containment, with 59.7% of residents working within the local authority area. The top three other local authority areas are London (96.6%), Luton (69.4%) and Welwyn Hatfield (59.9%).
- 1.2.6 In terms of the linkage to other single authorities, the evidence from the 2001 Census data shows that household movement to and from the Borough and commuting patterns are concentrated between the adjoining authorities of North Hertfordshire, Welwyn Hatfield and East Hertfordshire.
- 1.2.7 In terms of the linkages between single authorities, the evidence shows clearly that household movement to and from North Hertfordshire is also concentrated between the immediately adjoining authorities of Central Bedfordshire, East Hertfordshire and Welwyn Hatfield.

1.3 The Demographic Context & Forecasts

Population Estimates (2006-2011)

- 1.3.1 Demographic change creates the need for different levels and types of housing provision and is a key factor influencing the requirements for market and affordable housing.
- 1.3.2 An important feature in measuring future housing requirements is to forecast what is likely to happen over the next decade so that provision for new housing can be planned.
- 1.3.3 This section analyses the demographic change over the 5 year period from the 2006 based data used in the 2008 SHMA Report compared with Census 2011 population and household estimates data published by ONS on the 16th July 2012.
- 1.3.4 The population in Stevenage in 2011 (based on the Census 2011 population and household estimates data) was 84,000 people.
- 1.3.5 Since 2006, Stevenage has experienced a decrease in population of around -0.9%. The largest increase in the 5 year period in Stevenage to 2011 is in the 45-59 age group, which has grown by 1.6%.

Figure 1-1 Change in Population (%) 2006 -2011



Sources: *Census 2011/**Stevenage SHMA Report 2007

1.3.6 If historic trends persist, this pattern suggests that future population increases in Stevenage are likely to be increasingly underpinned by the growth in older age groups and those most associated with owner-occupied properties. This is examined below in the future population section.

The Future Population (2011-2031)

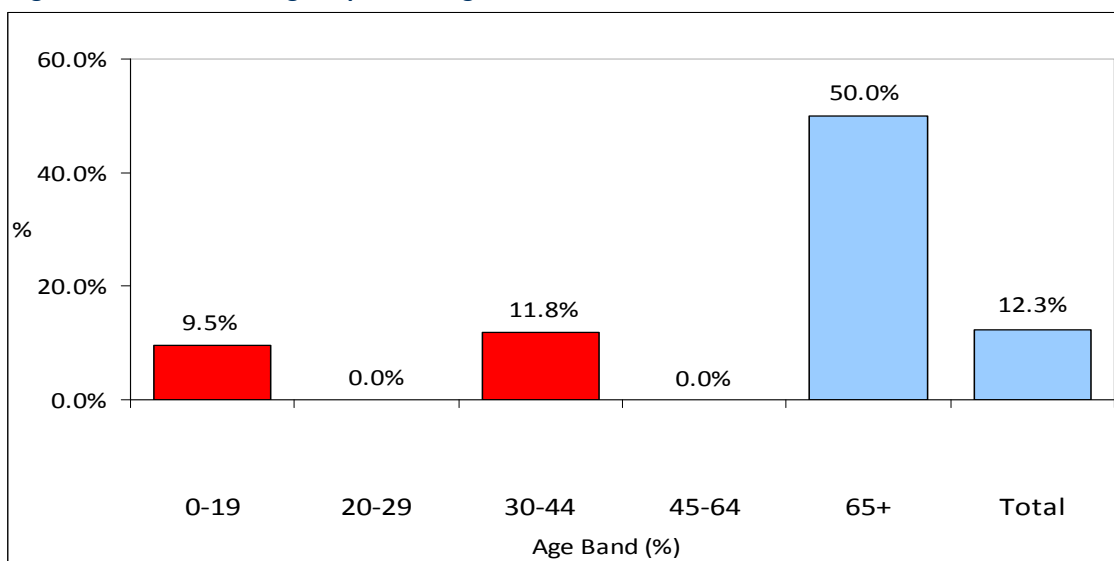
1.3.7 The general demographic forecasts used in this report are Office for National Statistics (ONS) 2010 based mid-year population estimates, released on the 21st March 2012.

1.3.8 There is an overall predicted increase in the population of Stevenage of 10,000 between 2011 and 2031, 12.3% over the forecast period.

1.3.9 The most significant feature in the population projections is the projected growth of the population in the over 65 age group, a rise of 50% by 2031 (6,000 people).

1.3.10 The bar chart below shows the population percent change by age band in Stevenage across the forecast period.

Figure 1-2 Stevenage Population Age Band Forecast, 2011 – 2031



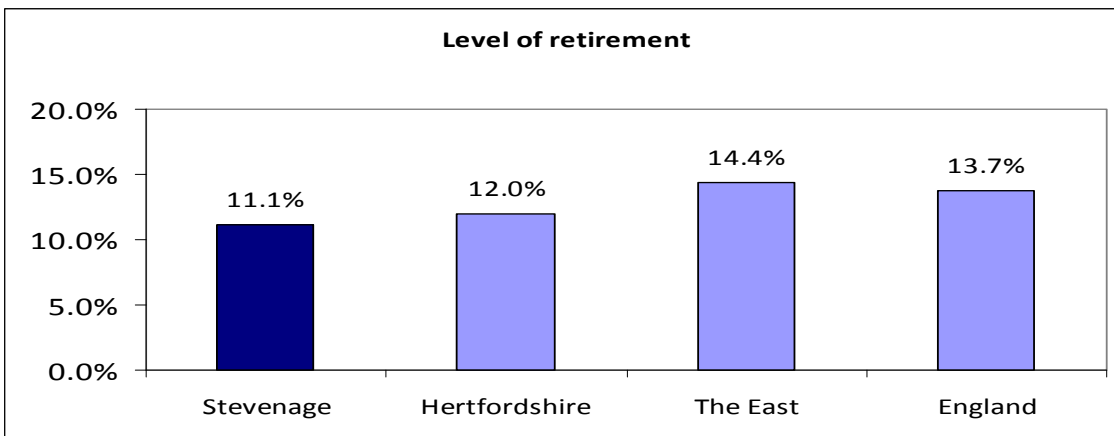
Source: Office for National Statistics (ONS) 2010

- 1.3.11 Changes in the population structure will impact on demand for different house types and tenures. Local Development Documents will need to take account of the projected growth in demand in these sectors and the strategic implications of these projections, including:-
- The increase in the number of people in the 65+ age group will impact on the demand for market and affordable sheltered accommodation;
 - As older people tend to remain in their family home after children have left home or after the loss of a partner there is a growing trend of under-occupation in both sectors of the housing market;
 - The significant increases in older householders (i.e. age 85+) of 1,000 people (50% increase) will have implications for support services, options for housing with support, extra care housing, long term suitability of accommodation, equity release schemes, adaptations, and other age related care requirements.
- 1.3.12 In terms of household growth, there is estimated to be a further 6,000 more households in the Borough in 2033 than in 2008 (+15.0%).

1.4 The Economic Context

- 1.4.1 The economic development of an area can be of equal importance in driving change in housing markets, especially due to the effect of migration. It is important to highlight the reciprocal relationship between economic development and the provision of housing.
- 1.4.2 The ONS Annual Business Inquiry employee analysis (2008) revealed that there were 41,400 total employee jobs in Stevenage (excluding self-employed, government supported trainees and HM forces). 29,000 jobs were full-time and 12,400 were part-time.
- 1.4.3 Within Stevenage, the largest occupation groups in absolute terms are professional occupations (16.0%), but lower than the other benchmark areas.
- 1.4.4 The number of employees in Stevenage in the Elementary sector (11.4%), process, plant & machine operatives (7.4%), sales and customer service (10.0%), personal services (9.8%) and skilled trades (12.1%) are the largest proportions when compared to the other benchmark areas.
- 1.4.5 In 2011-2012, Stevenage had an employment rate of 77.4%, lower than the Hertfordshire average and the national average. The unemployment rate was 7.9%, lower than the national average of 8.1%, but higher than the County and Regional averages.
- 1.4.6 Stevenage has a lower level of retired population than the other benchmark areas, according to the 2011 Census.

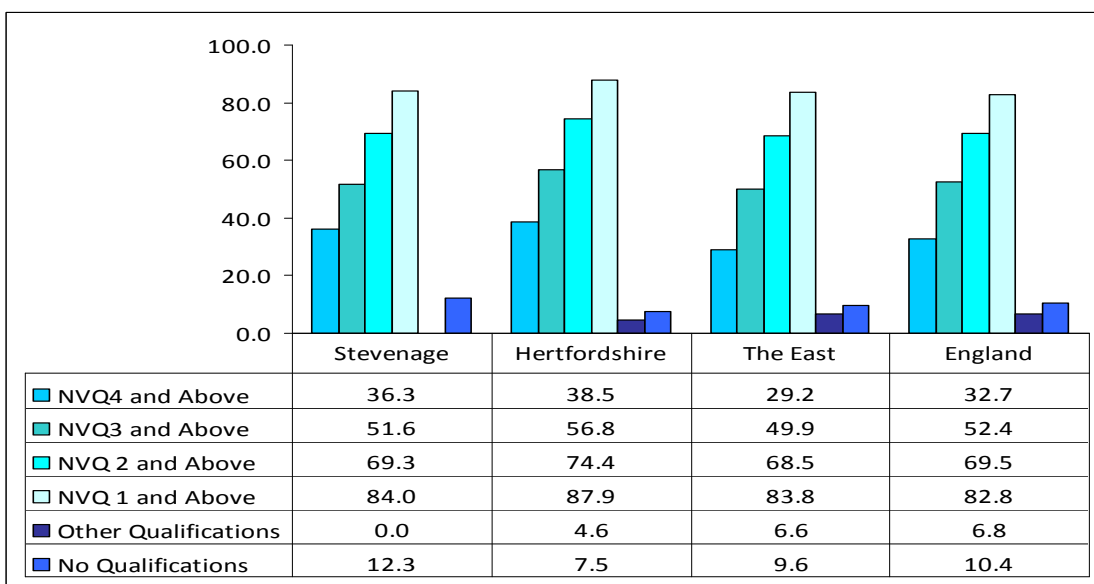
Figure 1-3 Level of Retired Population 2011 (%)



Source: Crown Copyright © Census 2011

- 1.4.7 Central to the long term growth and productivity of an economy is the level of workforce skills.
- 1.4.8 At 12.3% Stevenage had higher levels of their population with no qualifications than the other benchmark areas. However, Stevenage had higher levels of NVQ4 and above qualifications than the Region and National levels, but lower than the County.

Figure 1-4 Educational Attainment (NVQ) (Jan 2011- Dec 2011)



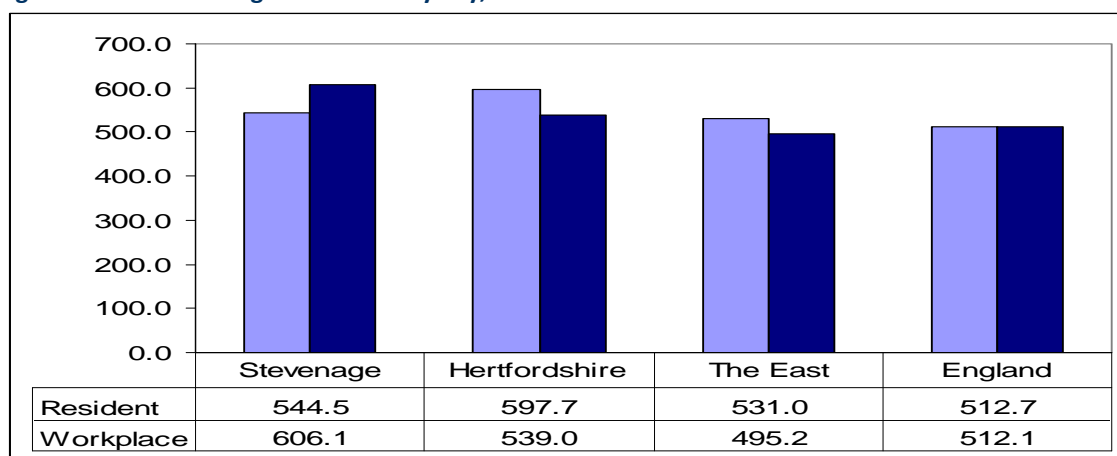
Source: Annual Population Survey (Jan 2011-Dec 2011) – (0.0 – sample size too small for a reliable estimate) NVQ: National Vocational Qualification.

NVQ 1: Entry level or Pre-GCSE / NVQ2: GCSE or equivalent / NVQ 3: A-level or equivalent / NVQ 4: Degree or equivalent

- 1.4.9 Income, and particularly household income, is one of the fundamental determinants in the ability of households to access home ownership or the private rented sector.

- 1.4.10 This is assessed by looking at average gross weekly pay by workplace (people who work in the area) and residence (people who live and work in the area) from the 2012 Annual Survey of Hours and Earnings (ASHE). This is shown in the graph below.

Figure 1-5 Average Gross Weekly Pay, 2012



Source: Annual Survey of Hours and Earnings (2012)

- 1.4.11 The average residence pay in Stevenage is lower than in Hertfordshire but higher than the region and national average. However, the average workplace pay within Stevenage of £606.1 is much higher than the other benchmark areas. The fact that workplace based income is higher than residence based income suggests that more local households are employed in lower paid occupations. This was also the case in the 2007 North Hertfordshire and Stevenage Strategic Housing Market Assessment
- 1.4.12 The tenure profile of existing Borough households is seen in the following table.

Table 1-1 Tenure Profile 2013

Question 1

Tenure	2013 Survey %	N ^{OS} implied	2011 Census
Owner Occupied with Mortgage	36.0	12,684	36.1
Owner Occupied no Mortgage	22.0	7,739	22.2
Private rented	11.8	4,141	11.4
Stevenage Homes rented	23.4	8,257	28.4
Other RP rented	5.5	1,938	
Shared Ownership	1.0	348	1.2
Tied to employment / living rent free	0.3	102	0.7
Total	100.0	35,209	100.0

Source: DCA Stevenage 2013 Housing Needs Survey and Crown Copyright © Census 2011

- 1.4.13 Owner occupation accounts for 58% of the Borough, equal to the 2011 Census data where 58.3% were owner occupiers. 29% were in Registered Providers accommodation and 11.8% were in private rented accommodation.

- 1.4.14 The type of accommodation occupied by existing households responding to the question is detailed in the following table.

Table 1-2 Type of Accommodation 2013

Question 2

Type	2013 Survey %	N ^{os} . implied	2011 Census %
Detached House	13.3	4,644	11.5
Detached Bungalow	0.5	184	
Semi-detached House	19.0	6,613	18.2
Semi-detached Bungalow	1.1	382	
Terraced House	47.1	16,371	49.9
Terraced Bungalow	0.9	320	
Flat / maisonette / bedsit	18.1	6,292	20.3
Other	0.0	0	0.1
Total	100.0	34,806	100.0

Source: Crown Copyright © Census 2011

Source: DCA Stevenage 2013 Housing Needs Survey

- 1.4.15 33.9% of households in Stevenage live in a detached or semi-detached property (13.8% / 20.1%). The majority 47.9% live in a terraced house. The level of flats in the Borough at 18.1% is lower than the national average level of 22.1%.
- 1.4.16 In terms of property size, the average number of bedrooms across the stock as 2.6, slightly higher than the average found in other recent DCA surveys (2.8).
- 1.4.17 47.5% of properties have 3 bedrooms, 21.6% have 2 bedrooms and 13.9% have 4 bedrooms. 15.6% were bedsits/1 bedroom properties and only 1.5% contained 5 bedrooms or more.
- 1.4.18 Overall 60.1% of stock in the social rented sector is one and two bedrooms compared to 27.4% in the market sector including private rental.
- 1.4.19 87.7% of existing households were happy with their present dwelling and 12.3% said it was inadequate. Households in the tied to employment and private rented accommodation had the highest inadequacy levels.
- 1.4.20 Overall 3,267 households (55.1%) said that a move was necessary to resolve any inadequacy and of those households, 52.9% (1,650) indicated that they could afford a home of suitable size in the Borough.

1.5 Under and Over-Occupation

- 1.5.1 3.5% of households were over-occupied (1,237 implied households). This is slightly higher than the average UK level indicated by the Survey of English Housing 2010/11 (SEH) at 3.0%.
- 1.5.2 The overall under-occupation figure of 36.7% was lower than the average found in recent DCA surveys (around 40%). This is a factor of the population demographics and the property size profile in the Borough, which has above national levels of terraced properties.

1.5.3 The Survey data estimated that there are around 2,632 social rented properties which are under-occupied by two or more bedrooms, of which 2,178 are Stevenage Homes rented stock. Tackling under-occupation of family houses to make best use of the existing stock would make a positive contribution to addressing the over-occupation in the stock and meeting need for family units through better re-let supply. In practice it is recognised that this is difficult to achieve.

1.6 The Active Housing Market

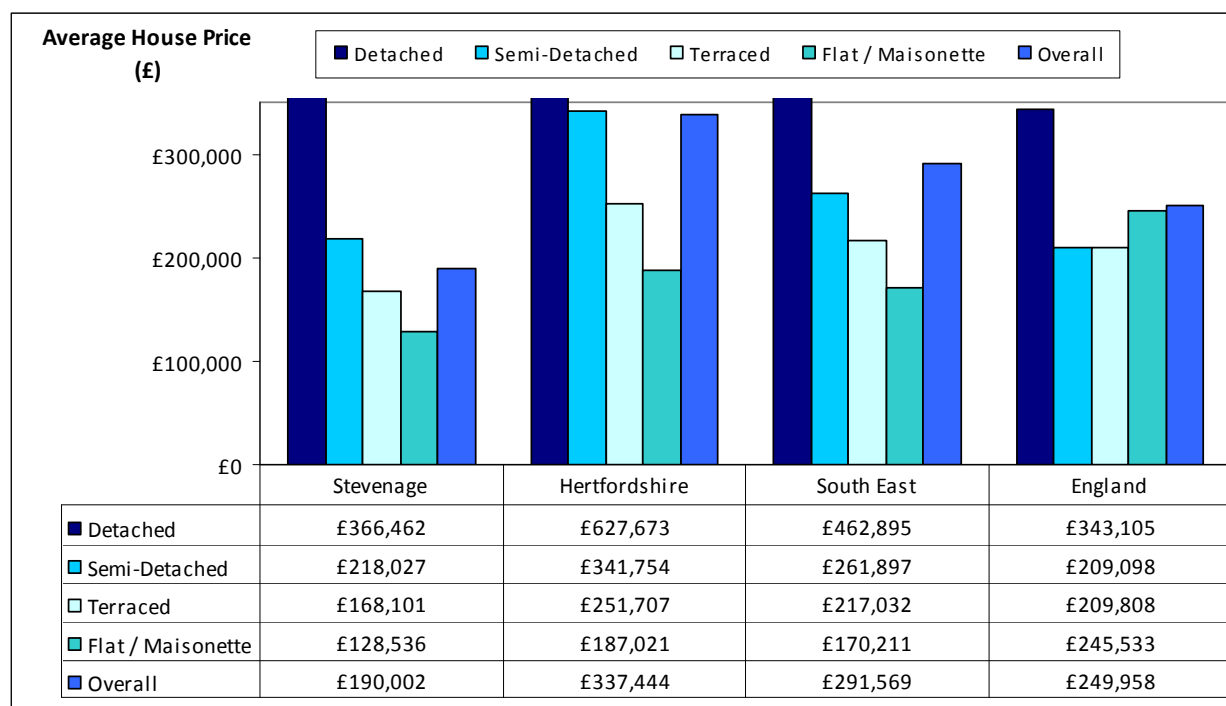
1.6.1 The housing market is the context against which all the housing needs of the study area are set. In particular, house price information is the basis on which the “affordability” of housing is measured for low-income households. In essence, we are seeking to establish who can and cannot afford to enter and move within the housing market.

1.6.2 Since 2007, the UK market has seen a crisis in economic terms starting with insecurity in the financial markets following the sub-prime mortgage crisis beginning in the American market. This led to a fall in house prices throughout the UK which has left recent purchasers, particularly first-time buyers and those on 100% mortgages with negative equity.

1.6.3 Hometrack have predicted that average UK house prices to fall by a further 3% in 2012 and remain flat into 2013, rising by 2% in 2014. The outlook for the housing market is being driven by weak levels of demand, as slow economic growth impacts on (rising) unemployment and squeezes disposable household incomes. The real growth story in the housing sector for 2012 is in the rental market where demand will remain strong.

1.6.4 Figure 1-6 shows the average property prices by type of housing in the Land Registry database for the 3rd Quarter 2012.

Figure 1-6 Average House Prices by Type, Q2 2012



Source: Land Registry Residential Property Price Report, Quarter 3 2012, © Crown Copyright

- 1.6.5 The average property price in Stevenage is £190,002, much lower than the other benchmark areas. The highest overall house price was for Hertfordshire (£337,444), 25.9% higher than the national average house price.
- 1.6.6 Over the five year period 2007 to 2012, the average property price in Stevenage has decreased by around 1.2%. Detached houses have seen a rise in prices of 8.8% but semi-detached properties show a decrease of 6.6%. Terraced properties have also seen a decrease in price over the five year period of 6.2%.
- 1.6.7 The volume of sales in Stevenage between Q1 2007 (401) and Q3 2012 (278) has decreased by 44.2%. The largest decrease in terms of property type over the five year period was terraced properties at 33.6%, followed by semi-detached properties at 29.4%.
- 1.6.8 Entry to the market is clearly dependent on availability, a factor which is particularly critical for low income households who can only enter the market in any numbers where there is an adequate supply of affordable homes.
- 1.6.9 First-time buyers as new entrants to the housing market do not purchase houses at average prices as they do not have average incomes. Although average prices are useful for comparisons in general they are not the purchase levels used in assessing the ability of households to enter local markets.
- 1.6.10 In broad terms new purchasers of either flats or terraced properties buy in the lowest quartile of prices i.e. the bottom 25%.
- 1.6.11 The entry level stock in the Borough is considered to be flats / maisonettes as they are the cheapest units with an adequate level of supply for sale to new forming households. The entry level sales price in the Borough for a 1-bedroom flat/maisonette is £82,500. The entry level price for a 2 bed terraced property is £145,000.
- 1.6.12 In terms of the private rented sector, the entry level rent for a 1 bed flat in the Borough is £450 and £675 for a 2 bed flat. The entry level rental cost for a 2 bed terraced is £695 and for a 3 bed semi-detached property is £800.

1.7 Migration

- 1.7.1 The 2012 HNS data suggests that 3,163 implied households had in-migrated to Stevenage over the last three years from outside the Borough. The main reason for in-migration was closer / easier to commute at 18.2%.
- 1.7.2 7.1% had moved from elsewhere in the UK, 6.9% had moved from elsewhere in London / South East, and 5.6% from Welwyn Hatfield.
- 1.7.3 Out-migration is expected to account for 30.0% of all moves for existing moving households (2,737 implied) and 7.0% of concealed households over the next 3 years (637 moves implied).
- 1.7.4 In the case of both existing and concealed households moving, the main single interest was in moving elsewhere in the UK at 36.4% and 39.1% respectively.
- 1.7.5 In the case of existing households the main reasons were family reasons at 44.0% and quality of the neighbourhood at 36.0%.

- 1.7.6 In the case of concealed households moving, choices were more focused on employment / access to work (66.2%), followed by education at 24.4%, as might be expected from a group likely to have a younger profile.
- 1.7.7 Households intending to move within the Borough
- 1.7.8 26.6% of all households planned a move within the Borough in the next 3 years.
- 1.7.9 **2,004** existing households and **1,083** concealed households require market housing within the next three years and **2,018** existing and **1,465** concealed households require affordable housing.

1.8 Future Market Housing

- 1.8.1 Existing households moving to market housing within the next three years favoured owner occupation. The main property type required was semi-detached and the main size required was three bedrooms.
- 1.8.2 In terms of location choice, Old Town was the most popular choice followed by Great Ashby. The main two reasons for the move were quality of the neighbourhood and employment / closer to work.
- 1.8.3 Concealed households moving to market housing, the main preference was for private rented accommodation. The main requirement in terms of type was for a flat / maisonette and the main size requirement was for a one bedroom unit.
- 1.8.4 The highest demand in terms of location choice was for Old Town followed by Great Ashby and the main reasons were nearness to family / friends, quality of neighbourhood and always lived here.

1.9 Future Affordable Housing

- 1.9.1 The main type of accommodation required by both existing and concealed households moving to affordable housing is terraced accommodation and the main size requirement for both is 2 bedrooms.
- 1.9.2 The main tenure requirement for both existing and concealed households moving is Stevenage Homes rented accommodation.
- 1.9.3 In terms of location choice, Old Town was the most popular location for existing households moving within the Borough and Great Ashby for concealed households moving. Quality of neighbourhood and nearness to family / friends was the most common reason for choice of location of both existing and concealed households.

1.10 The Needs of Specific Household Groups

- 1.10.1 The Housing Act (2004) specified that specific consideration must be given to the differing needs of households. In addition, the SHMA Practice Guidance indicates that housing market partnerships should consider gathering information about the housing requirements of specific groups and that doing so will improve planning and housing policy.

1.11 Young Households

- 1.11.1 1.8% (611 implied) head of households in the Borough were aged 16-24.
- 1.11.2 The main tenure amongst younger households was private rent at 44.3%, significantly higher than the all household response (11.8%).
- 1.11.3 The main type of property occupied by households aged 16-24 was flats /maisonettes at 52.7% and the majority had 2 bedrooms.
- 1.11.4 Nearly half of the 328 young households who are planning to move over the next 3 years intend to do so in the next year. Their main preference was to buy a 3 bedroom semi-detached property.

1.12 Households with Support Needs

- 1.12.1 The number of households in Stevenage containing at least one household member with a disability or limiting long term illness was 7,260 (21.7% of households).
- 1.12.2 57.9% of all disabled household members were over the age of 60 including 27.9% over 75; only 24.4% were aged less than 44 years.
- 1.12.3 The largest group of people were those with a walking difficulty (52.2%). 26.8% had a limiting long term illness and 22.6% of households contained someone who had an asthmatic / respiratory problem.
- 1.12.4 48.4% indicated a need for care or support (3,931 implied). 23.2% (962 implied) said they did not receive the sufficient care or support they needed and the main outstanding support need was help with personal care (61.8%), 52.3% with claiming welfare benefits/ managing finance and 27.4% with looking after their home.

1.13 The Housing Needs of Older People

- 1.13.1 ONS population projections predict an increase in the 65+ population in Stevenage of 6,000 people between 2011 and 2031, an increase of 12.3% over the forecast period.
- 1.13.2 1,325 implied households said they would have an older relative who may need to move to the Borough in the next 3 years. The main accommodation required would be RP sheltered housing, closely followed by to live with the respondent, but the current house would need an extension or adaptations.
- 1.13.3 352 existing households aged 65+ are planning a move within the Borough within the next three years. The main house type required by is a bungalow, the main tenure is social rent and the main size of property is 2 bedrooms.
- 1.13.4 566 implied households in Stevenage expressed an expectation for supported housing in the Borough. The main type needed was independent accommodation with external support.

1.14 Black & Minority Ethnic Households

- 1.14.1 Households from particular ethnic groups can differ in terms of their housing or accommodation requirements, particularly in relation to property size;
- 1.14.2 The proportion of households in the Borough whose ethnic origin is white British is 88.1%, leaving 11.9% in another ethnic origin category.

- 1.14.3 The main tenure occupied by BME households was owner-occupation with a mortgage closely followed by private rent.
- 1.14.4 The main property type occupied by BME households was terraced houses and the main size of property was 3 bedrooms.
- 1.14.5 813 BME households overall had plans to move within the Borough within the next 3 years and the main type of accommodation required by these households is semi-detached. The main tenure required is owner occupation and the majority require either a 2 or 3 bedroom property.
- 1.14.6 261 concealed BME households plan to form over the next three years and the majority are looking for a 1 bedroom flat in the private rented sector.
- 1.14.7 Overall, new housing requirements should be met through initiatives to address the needs of the whole population.

1.15 Gypsy and Traveller Households

- 1.15.1 DCA liaised with Hertfordshire County Council in assessing any additional need for pitches for Gypsy and Traveller households in the Borough since the 2006 GTAA was completed.
- 1.15.2 Stevenage Borough has just one Gypsy and Traveller site at Dyes Lane which contained 17 pitches with space for 34 Caravans. All these caravans are socially rented.
- 1.15.3 County data shows that there are four households who have registered this site as their first preference. There are four further households who wish to transfer to it from another site within the County but would have a nil impact on the requirement for pitch numbers.
- 1.15.4 There are however 2 vacant pitches on the site leaving a net requirement for 2 additional pitches to be provided.

1.16 Future Housing Demand

Demand for Market Housing

- 1.16.1 The National Planning Policy Framework (March 2012) identifies the Government's core objective of providing a variety of high quality market housing and addressing any shortfalls that apply in the market sector. Authorities are required to plan for a full range of types and sizes of market housing to meet the needs of the whole community, so that provision is made for family, single person, and multi-person households.
- 1.16.2 The 2012 HNS weighted data indicates that almost 79% of owner-occupied stock is three bedroom properties or more, with only around 21% one and two bedrooms.
- 1.16.3 The demographic change forecasts however, highlight significant growth in older households and it is recommended that to create a more balanced housing stock, future market development delivery proportions could be **50%** 1 and mainly 2 bedrooms and **50%** 3 and 4 or more bedrooms.

Affordable Housing Need and Supply

- 1.16.4 The CLG Needs Assessment Model is used to calculate the annual shortfall of social housing units. The key figures are detailed below, based on addressing the backlog over a 5 year period.
- 1.16.5 Based on addressing the backlog over 5 years, there is a significant need for affordable housing totalling 575 units each year across the Borough after taking account of supply from existing stock turnover only. Expected future new affordable housing delivery is around 50 units a year, less than 10% of outstanding need.
- 1.16.6 Based on the robust evidence found in this assessment, the proposed affordable housing target scale of **40% down to 10% based on site sizes** can be justified, subject to the critical balance of tenure mix on viability.

Tenure Mix Targets

- 1.16.7 NPPF requires that the SHMA identifies scale and mix of housing and the range of tenures needed over the plan period. The tenure balance of new affordable delivery over the last three years up to March 2011 has been 72% social rent and 28% intermediate housing.
- 1.16.8 However it is important to take account of the fact that in both stock and availability from turnover, the social rented sector provides an average of over 27 times the scale of units (578) to those estimated from shared ownership (21) each year.
- 1.16.9 The proposed target of 35% intermediate housing of the total affordable delivery will help to address the 60 existing households moving and concealed households forming each year that have expressed interest in shared ownership or shared equity.

Social Stock Size

- 1.16.10 The current needs level for a small unit is 82% of the waiting list, but these turn over more regularly than family units. The waiting list, in particular for one bedroom properties, contains a number of households who have very low priority.
- 1.16.11 In view of the need to focus on priority needs households, a level of 70% of future delivery in the affordable rented sector should be one and two bedroom units.
- 1.16.12 Three bedroom properties are 40% of the current social stock and 2,632, almost 80% of them, are under-occupied by two spare bedrooms.
- 1.16.13 In view of the increasing older population, it is now even more important to achieve a better flow of the under-occupied, family sized social rented stock as a means to help address the scale of need for family units. New delivery strategies should continue to be linked to the need for older persons housing particularly Extra Care and targeted to under-occupying households.
- 1.16.14 The relatively extreme problem of access to four bedroom stock should be a priority as these larger family households are almost certain to be currently living in overcrowded conditions.

- 1.16.15 Achieving a better flow of family units should also have a cascade effect, increasing turnover of all smaller unit sizes as households are able to transfer to larger units to meet their need. In effect up to four household moves could result from one new older persons unit.
- 1.16.16 A broad target of 30% could be set for larger family sized units.

Intermediate Property Size

- 1.16.17 Almost 60 households a year express an interest in shared equity or shared ownership. 10% say they need one bedroom, 75% two bedrooms and there is an interest for 15% for three bedroom properties from existing households.
- 1.16.18 A summary of the size requirements for all tenures is shown in the table below.

Table 1-3 Future Delivery by Bedroom Size and Tenure

Tenure	Bedroom Size (%)			
	1-Bedroom	2-Bedrooms	3- Bedrooms	4- Bedrooms +
Market Sector	50		50	
Intermediate	10	75	15	0
Social Rented	40	30	20	10

1.17 Summary and Key Recommendations

Balancing the Housing Market

- Ensure that future new development provides a mix of housing types and sizes to meet the needs of all households.
- Focus new delivery in market housing to address the impact of future demographic and household formation change, meeting the continuing need for small units, mainly 2 bedrooms, to improve the quality of the housing offer.
- Develop policies for market housing so that new stock meets local demand not addressed by existing stock turnover to provide a more balanced housing stock.
- Delivery strategy should be closely linked to meeting the growth in older people and enabling a better flow of the existing stock.

Affordable Housing Targets

- Based on the evidence found in the 2013 SHMA, the scale of need supports the proposed IPPS affordable housing target, subject to viability.
- Percentage scale and tenure mix target levels will require to be ratified by an Affordable Housing Viability Assessment.

Affordable Tenure Mix Targets

- The overall affordable tenure target balance set at **65% for social rent** (including affordable rents) and **35% intermediate housing** supports the level of demand for intermediate housing.
- The Housing Need and Demand Assessment data will remain valid until 2017 at which stage it will need to be fully updated as required in Guidance. The assessment should be monitored and updated annually.

Property Size Targets

- Consider **social rented** housing property size targets of 70% one and two bedroom units, to meet the needs of single, couple and small family households.
- **30% of social rented** units should be three and four bedroom houses to address the needs of larger families.
- **Intermediate market housing** should be 10% one bedroom, 75% two and 15% three bedroom units.
- Developers are expected to bring forward proposals which reflect demand in order to sustain mixed communities. It would be reasonable to consider providing policy guidance for future delivery in the **market sector of 50%** one and principally two bedroom properties to meet the needs of single, couple and small family households.
- **50% of market units** should be three and four bedroom houses to address the needs of larger families and to provide a more balanced market sector stock.

Housing Strategy

- Meeting the affordable accommodation requirements of families and those with priority needs should be as important as the larger scale numerical need for smaller units for single and couple households.
- To address the under-occupation of over 2,600 social housing units across the Borough, continue to develop housing strategies to make best use of the existing stock by providing positive incentives to improve the turnover of houses to address the needs of over-crowded and waiting list families.
- New social sector delivery should be closely linked to the needs of older tenants and to resolve the under-occupation of family sized properties.

Older Persons' Housing Needs

- There is an inextricable link between ageing and frailty and the forecast rise in the retired population means that the housing and support needs of older and disabled households is important to consider at a strategic level.
- In line with the strategic priorities already established, resources should focus on the provision of home-based support services and adaptations for older people living at home in both social rented and owner occupied housing.
- Support services rely heavily on help provided by family and friends. Carer support networks should be recognised and used to complement rather than replace statutory provision.
- Although a high proportion of older people may have their own resources to meet their accommodation and care needs some may need financial support to enable them to access housing support services.
- As part of the on-going development of the Council Housing Strategy for Older People consider:-

- The type and quality of existing sheltered stock in meeting today's housing standards and preferences and the scale of need and demand for 988 units by 2016.
- The future identified need of 356 units for 'extra care' accommodation and to meet the significant growth in the number of people over 85.

2 INTRODUCTION TO THE SHMA

2.1 Background and Context to the Stevenage SHMA

- 2.1.1 In November 2012, DCA were commissioned by Stevenage Borough Council to carry out a Strategic Housing Market Assessment (SHMA). This included a postal survey sent to 6,800 households in the Borough.
- 2.1.2 The requirement of the SHMA is to produce the outputs identified in the National Planning Policy Framework (NPPF) and the Strategic Housing Market Assessment (SHMA) Practice Guidance (CLG, 2007).
- 2.1.3 The key objective of the SHMA is to enable Stevenage Borough Council to understand the nature and level of housing demand and need within the Borough and provide a robust and credible assessment of the local housing market which can be used to inform key policies and strategies.
- 2.1.4 The use of both key secondary data, the primary data from the survey and stakeholder consultation allowed a valid and robust assessment of the housing need and housing markets within the Borough to be obtained.
- 2.1.5 In 2007 DCA carried out a joint sub-regional SHMA study for Stevenage and North Hertfordshire Council's. DCA are carrying out the 2013 SHMA for Stevenage as a single authority.
- 2.1.6 Stevenage Borough Council attempted to conform to The Duty to Co-operate as set out in the Localism Act 2011 by contacting neighbouring local authorities to explore the opportunity for joint commissioning of a SHMA. Some local authorities are commissioning SHMA's independently or with other authorities and others do not consider there is a shared housing market.

2.2 Primary Data Collection

- 2.2.1 DCA, were commissioned by Stevenage Borough Council to conduct a postal survey to provide local primary data. 6,800 households were sent a postal questionnaire during December 2012. A copy of the survey form can be found at **Appendix I**.
- 2.2.2 The survey data has been structured into four sub-areas. DCA weighted the responses by tenure to ensure that respondents were representative of the whole population.

2.3 What is a Strategic Housing Market Assessment?

- 2.3.1 A Strategic Housing Market Assessment (SHMA) is a collection of data (both primary and / or secondary) detailing all aspects influencing housing markets in a particular area.
- 2.3.2 The Stevenage SHMA, along with other strategies and research are a crucial part of the evidence base for the Council to review local housing strategies and Local Development Frameworks. It can also inform business planning processes, as well as identify targets for investment.

- 2.3.3 The SHMA will allow an assessment of housing demand and need in the area, following the directive set out in the National Planning Policy Framework (NPPF) as outlined below:-

Local planning authorities should have a clear understanding of housing needs in their area. They should:-

- *Prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The Strategic Housing Market Assessment should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which:-*
 - *meets household and population projections, taking account of migration and demographic change;*
 - *addresses the need for all types of housing, including affordable housing and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); and*
 - *caters for housing demand and the scale of housing supply necessary to meet this demand.*

- 2.3.4 An assessment of housing demand and need is necessary from a spatial planning perspective to support affordable housing policies in development plans and to negotiate with developers, on developments that will require subsidy for affordable housing.

2.4 The SHMA Guidance

- 2.4.1 Communities and Local Government (CLG) published detailed guidance on SHMAs entitled 'Strategic Housing Market Assessments Practice Guidance Version 2 (August 2007)', referred to throughout the report hereafter as the 'SHMA Practice Guidance'
- 2.4.2 The SHMA Practice Guidance brings together and builds upon the key elements of previous guidance on housing market and housing needs assessment, including:-
- Local Housing Needs Assessment: A Guide to Good Practice, DETR, 2000;
 - Housing Market Assessment Manual, ODPM, 2004.
- 2.4.3 The new guidance sets out a framework that local authorities and regional bodies can follow to develop an in-depth understanding of how housing markets operate.
- 2.4.4 The key objectives of the guidance are to:-
- Provide clear advice for practitioners on how to assess housing need and demand in their area;
 - Enable local authorities and regions to gain an understanding of the characteristics of housing market areas and how they function.

- 2.4.5 The SHMA Practice Guidance specifies that a SHMA can contribute to the following areas:-
- Enabling regional bodies to develop long-term strategic views of housing need and demand to inform regional spatial strategies and regional housing strategies;
 - Enabling local authorities to think spatially about the nature and influence of the housing markets in respect to their local area;
 - Providing robust evidence to inform policies aimed at providing the right mix of housing across the whole housing market – both market and affordable housing;
 - Providing evidence to inform policies about the level of affordable housing required, including the need for different sizes, types and tenures of affordable housing;
 - Supporting authorities to develop a strategic approach to housing through consideration of housing need and demand in all housing sectors – owner occupied, private rented and affordable – and an assessment of the key drivers and relationships within the housing market;
 - Drawing together the bulk of the evidence required for local authorities to appraise strategic housing options including social housing allocation priorities, the role of intermediate housing products, stock renewal, conversion, demolition and transfer†;
 - Ensuring the most appropriate and cost-effective use of public funds.
- 2.4.6 The process employed has utilised both primary and secondary data and has closely followed the Practice Guidance. DCA believe that this report provides a robust and credible evidence base and fully meets the requirements of the 2007 Practice Guidance.

2.5 Ensuring a Robust and Credible SHMA

2.5.1 The SHMA Practice Guidance specifies that in line with National Policy Framework (NPPF)), a SHMA should be considered robust and credible if at a minimum it provides all the core outputs outlined in Table 2-1 below, which highlights the sources of each of the key estimates, and meets the requirements of all the process criteria as outlined in Table 2-2 below.

Table 2-1 Strategic Housing Market Assessment Core Outputs

	Description of Output	Location in the SHMA Report
1	Estimates of current dwellings in terms of size, type, condition, tenure.	Section outlines the existing housing stock, specifically:- Sub-Section 9.1 (Type Profile); Sub-Section 9.2 (Tenure Profile) Sub-Section 9.3 (Intermediate Housing)9.4 Sub-Section 9.4 (Property condition and Facilities)
2	Analysis of past and current housing market trends including the balance between supply and demand in different housing sectors and price / affordability†. Description of key drivers underpinning the housing market.	Throughout the SHMA, a range of information is provided about trends within the housing market, specifically within sections 3.7.17, 5 and 6.
3	Estimate of total future number of households broken down by age and type where possible.	The ONS 2010 based sub-national population forecasts have been utilised. These can be located in Table 4-2 (Population change, 2010-2035) Table 4-3 (Population age band forecast), 2008-2033); (Forecast change in households, 2006-2031).
4	Estimate of current number of households in housing need.	Section 115 - CLG Needs Assessment Model
5	Estimate of future households that will require affordable housing.	Section 15 1 – CLG Needs Assessment Model
6	Estimate of future households requiring market housing.	Section 12– Future Market Housing Requirements
7	Estimate of the size of affordable housing required.	Section 8 – Future Affordable Housing Requirements
8	Estimate of household groups who have particular housing requirements.	Section 14– Housing Needs of Specific Household Groups.

Source: CLG Strategic Housing Market Assessments Practice Guidance Version 2 (August 2007)

Table 2-2 Strategic Housing Market Assessment Process Checklist

1	Approach to identifying housing market area(s) is consistent with other approaches to identifying housing market areas within the region.
2	Housing Market conditions are assessed within the context of the housing market area.
3	Involves key Stakeholders including house builders.
4	Contains a full technical explanation of the methods employed, with any limitations noted.
5	Assumptions, judgements and findings are fully justified and presented in an open and transparent manner.
6	Uses and reports upon effective quality control mechanisms.

2.5.2 DCA believe that this report provides a robust and credible evidence base and fully meets the requirements of the SHMA Practice Guidance.

2.6 The Stevenage Housing Market Partnership

2.6.1 *CLG Strategic Housing Market Assessments Practice Guidance (August 2007)* encourages the formation of a Housing Market Partnership, consisting of a multi-disciplinary team including housing, planning, private sector, economic development and regeneration expertise.

2.6.2 The aim of the partnership is to involve key stakeholders in the assessment process in order to incorporate local knowledge and ensure that the SHMA reflects relevant local issues. Involvement of stakeholders also assists in minimising objections to policies proposed as partnership members have had the opportunity to express their concerns on all aspects of the assessment process.

2.6.3 This SHMA recognises the importance of stakeholders and through the process has engaged with a wide range of stakeholder representatives.

2.7 The Stevenage Officer Project Team

2.7.1 DCA have conducted this assessment working closely with a project team from Stevenage Borough Council.

2.7.2 The project team took on the role of organising and coordinating the SHMA, arranging the budget, setting up the Stevenage Housing Partnership, hosting meetings and providing secondary data held internally by the Council which was required for the SHMA.

2.8 Data Sources

2.8.1 The Guidance stresses the importance of using good quality data from a range of sources.

2.8.2 Extensive secondary data and primary data collected during the 2013 Housing Survey have been used. Throughout this Report, the 2013 primary household survey data has been used unless indicated otherwise.

- 2.8.3 It should be noted that although the 2001 Census data provides a vast range of information about households and in some instances is the only data available regarding various household characteristics. The Census data is now 11 years old and the current situation across the Borough and the benchmark areas may now differ to some degree from that recorded in the Census in 2001. However, if available we have used 2011 Census data where we can in the report.
- 2.8.4 All local, East Region and national documents mentioned in the report are current at the time of report writing. However these documents are subject to change and may be superseded by revised policy and strategy over time.
- 2.8.5 The sources of data used within each section of the report are referenced where appropriate and **Appendix III** contains a list of the secondary data sources used in the report.

2.9 The SHMA Report Structure

- 2.9.1 The report structure utilised in this SHMA is taken from the CLG Strategic Housing Market Assessments Practice Guidance (August 2007). The key report sections are outlined below:-

Section 3- Understanding the Stevenage Housing Market

- 2.9.2 In Section 3 the scope of the Stevenage Housing Market is established. This involves analysis of migration and commuting patterns in order to assess the relationship between Stevenage and other local authorities in the East Region.

Section 3.7.174- The Demographic Context and Forecasts

- 2.9.3 Following the identification of the local housing market boundary and the key policy drivers, the next step is to explain how local demographic conditions can influence the housing market. Section 4 examines:-
- The current demographic structure;
 - Future population change forecasts;
 - Household characteristics.

Section 5- Economic Drivers of Demand

- 2.9.4 Section 5 analyses the recent economic performance in Stevenage and how changes have influenced and interacted with demographic and socio-economic changes as analysed in section 5. The analysis includes:-
- Employment levels and structure;
 - Labour force and income;
 - Skills and educational attainment.

Section 6- The Active Market

2.9.5 Section 6 analyses indicators of housing market activity area. This section examines the following:-

- The cost of buying or renting a property;
- Affordability of housing;
- Vacant dwellings, stock turnover rates and available supply by tenure.

Section 7 – Welfare Reform

2.9.6 Section 7 highlights the changes in the benefit system in terms of the new Welfare Reform Act and the impact it will have on the private rented sector, housing Associations and their tenants.

Section 8 – Survey Methodology

2.9.7 Section 8 explains the methodology used for this assessment and covers the core objectives of this study.

Section 9 - The Current Housing in Stevenage

2.9.8 Section 9 examines the characteristics and structure of the current housing stock in the Borough. Analysis of the supply of housing entails an assessment of the range, quality and location of the existing housing stock. More specifically, this section examines the following:-

- Number of dwellings in the area by size, type, location and tenure;
- Stock condition;
- Overcrowding and under-occupation;
- Shared housing & communal establishments.

Section 10 – Migration

2.9.9 Section 10 examines the migration patterns in and out of the Borough.

Section 11 - Households Intending to Move within the Borough

Section 11 assesses examines the future moving intentions and plans of both existing and concealed households over the next three years.

Section 12 and 13- Future Market/Affordable Housing Requirements

2.9.10 Sections 12 and 13 provide estimates of the scale of future housing demand and analyses the future demand for market and affordable housing by property size.

Section 14 - The Housing Needs of Specific Household Groups

2.9.11 Section 14 examines the housing needs of specific household groups. These include:-

- Households with support needs;
- Older people;
- Black Minority Ethnic (BME) households;

- Gypsy and Traveller Households;
- Students.

Sections 15 - CLG Housing Needs Assessment Model

- 2.9.12 Sections 15 consist of the CLG Needs Assessment Model for the authority. This provides a quantitative assessment of housing need.

Section 16 - Planning & Delivery

- 2.9.13 Section 16 provides a range of recommendations, for both planning policy and other strategies relating to housing and support services. The aim of this is to ensure that the Council are working towards delivering a mix of housing by tenure, type and size to meet the current and future requirements of all household groups in the community. It includes recommendations for:-
- Overall Affordable Housing target levels by size;
 - Tenure mix targets;
 - Property type and size targets.

Section 17 – New Homes Bonus

- 2.9.14 Section 17 explains the New Homes Bonus Grant and what it means for Stevenage Borough Council.

Section 18 - Stakeholder Consultation

- 2.9.15 Section 18 outlines the role of the Housing Market Partnership and the consultation process.

Section 19 - Updating the SHMA

- 2.9.16 Section 19 provides an outline of the mechanisms to monitor the housing market drivers and update the SHMA.

2.10 Data Sources

- 2.10.1 The SHMA Practice Guidance stresses the importance of using good quality data from a range of sources.
- 2.10.2 Both extensive secondary data and primary data collected during the 2013 local Housing Survey have been used.
- 2.10.3 It should be noted that although the 2001 Census data provides a vast range of information about households and in some instances is the only data available regarding various household characteristics, the 2001 Census data is now 11 years old, therefore where data is available we have used the newly published 2011 Census.
- 2.10.4 All local, East region and national Government documents mentioned in the SHMA are current at the time of report writing. However these documents are subject to change and may be superseded by revised policy and strategy over time.
- 2.10.5 The sources of data used within each section of the report are referenced where appropriate.

2.10.6 **Appendix II** contains a list of the secondary data sources used in the SHMA.

2.11 Data Benchmarking

2.11.1 Throughout this study where possible, DCA have provided data at national (England), regional (the East), Hertfordshire and the individual local authority scales (Stevenage). These will be referred to throughout the report as benchmark areas. The use of benchmark areas aims to provide an understanding of comparative performance between Stevenage and wider areas.

2.12 Glossary of Terms

2.12.1 A glossary of the technical terms used throughout this report is provided at **Appendix III**.

3 UNDERSTANDING THE STEVENAGE HOUSING MARKET

3.1 Introduction

- 3.1.1 An important element of the SHMA is to consider the relationship between Stevenage and other local authorities, and the extent to which there are overlaps and links with other housing market areas.
- 3.1.2 CLG Strategic Housing Market Assessments Practice Guidance (August 2007) defines housing market areas as 'geographical areas defined by household demand and preferences for housing'. They reflect key functional links between the places where people live and work.
- 3.1.3 The *2007 Strategic Housing Market Assessment Practice Guidance 'Identifying Sub-Regional Housing Market Areas Advice Note'* advocates that Housing market areas may also be comprised of smaller, local sub-markets and neighbourhoods which can be aggregated together to identify sub-regional housing market areas.
- 3.1.4 Housing markets do not respect administrative boundaries and may overlap with other local authority boundaries. Within a local authority area, housing markets may also comprise smaller, local sub-markets and neighbourhoods.
- 3.1.5 Housing markets are constantly evolving and therefore housing and planning policies need to be pitched at geographically smaller levels and take into account trends in housing and employment markets.
- 3.1.6 Specifically this section of the SHMA will explore:-
- the linkages between, Stevenage and other Hertfordshire districts;
 - patterns of movement internally within the Borough.
- 3.1.7 Sources of data utilised are:-
- 2001 and 2011 Census;
 - Office for National Statistics (ONS) Internal Migration data year ending June 2011;
 - 2013 Stevenage Housing Need Survey data;
 - London Commuter Belt SHMA (East) 2008;
 - London Commuter Belt SHMA (West) 2008;
 - Bedfordshire and Luton Sub-Regional SHMA (2008).

3.2 The Profile of Stevenage

- 3.2.1 Stevenage is a town and a borough in Hertfordshire. It is situated to the east of junctions 7 and 8 of the A1 (M) and is between Letchworth Garden City to the north and Welwyn Garden City to the South. It is estimated to be around 30 miles north of London and has a population of 84,000 people (Census 2011).
- 3.2.2 The town offers first class facilities, homes, jobs and a pleasant environment. Stevenage has the first pedestrian only town centre in the Country. There are ten neighbourhood centres providing local shopping and community facilities plus open spaces and play areas all linked by wide roads and a network of pedestrian and cycle routes.
- 3.2.3 The various neighbourhoods, including the industrial area, are joined to each other and to the centre by cycleway, a cleverly designed miniature road network. At peak periods it takes up to 1,100 people per hour on their way to and from school or work. The shopping centre offers excellent choice, with all the major chain stores as well as a large range of retail warehouses, such as B&Q and Homebase, and the Forum and Westgate shopping centres.
- 3.2.4 Stevenage has a large industrial area and a number of business parks. At Gunnels Wood, running parallel to the A1 (M) motorway, you will find the largest industrial parks. This area is a base for companies such as ICL (Fujitsu) and GlaxoSmithKline has a large research centre, opened in the mid 1990's.
- 3.2.5 Stevenage has good leisure and entertainment facilities including Stevenage Leisure Park which is situated near the train station and includes a cinema, ten-pin bowling alley, restaurants and pubs. Stevenage Arts and Leisure Centre, also near the train station contains the Gordon Craig Theatre and close by is the Boxfield Art Gallery and has a multi purpose sports hall.
- 3.2.6 Stevenage has one good sized train station on Lytton Way in the town centre. The line served is the King's Cross East Coast Main Line, formerly the G.N.E.R which is the main railway line in the UK. Major stops include King's Cross, Cambridge, Peterborough, Doncaster, Leeds, York, Newcastle and Edinburgh. The nearest airports are London Luton Airport (about 10 miles west of Stevenage) and London Stansted Airport (about 30 miles east of Stevenage).
- 3.2.7 The most common road to get into the town of Stevenage is the A1 (M) motorway and runs along the western border of the town. The other major route connecting Stevenage to the surrounding area is the A602 which connects the town to the A10 and Ware to the South East and Hitchin to the North West.
- 3.2.8 There are approximately 41,400 employee jobs in Stevenage (ABI 2008) and the majority of people working in Stevenage also live in Stevenage (48.1%; ONS / APS 2008-LLF 2001). Other areas where Stevenage employees commute include North Hertfordshire, East Hertfordshire and Mid Bedfordshire.
- 3.2.9 Stevenage has a fairly even mix of people from all ethnic minority groups spread throughout the town. The 2011 Census records the number of people from British Minority Ethnic (BME) groups as 14,176 representing 16.9% of the population. This has increased dramatically since the 2001 Census where only 5,500 people were recorded (6.5%), an increase of 10.4% in 10 years.

3.3 Identifying Housing Market Area Boundaries

3.3.1 A market is where buyers and sellers exchange goods or services for an agreed price. A housing market is a complex market for a variety of reasons:-

- Housing is a high value commodity. The decision to purchase is of great importance to individuals due to the scale of the investment and the time required to pay off this investment;
- Housing is built to last and because of this, only a fraction of the stock is for sale and available to purchase at any point in time;
- The housing market is highly regulated and the location and volume of new development is controlled through planning policies and procedures;
- Housing is a basic human requirement and resources are provided to ensure that those who cannot access market housing are adequately housed through either direct provision of housing or subsidy;
- A housing market has a strong spatial dimension. Location matters to people. Most buyers seek to move within the same sub-region because they want to continue living in that area for reasons such as family, employment or access to particular services such as schools;
- Affordable housing and housing benefit add to the market complexities.

3.3.2 A housing market is defined in the Guidance Advice note as typically comprising an area in which around 70% of moves are contained.

3.3.3 It is recognised that local authorities face a variety of challenges in their housing markets. Patterns of housing demand and need, affordability, availability and tenure can all vary from the neighbourhood level upwards.

3.3.4 It is recommended in the Communities and Local Government (CLG) Strategic Housing Market Assessments Practice Guidance (August 2007) "Identifying Sub-regional Housing Market Areas" Advice Note¹ that local authorities should consider developing sophisticated approaches to identify the precise spatial boundaries of the local housing markets. The Guidance also requires that the approach taken in this assessment to identifying the housing market area(s) is consistent with other approaches to identifying housing market areas within the region.

¹

3.4 Household Migration

- 3.4.1 Migration patterns reflect a variety of economic, social and environmental factors including proximity to work and family. Migration is generally associated with the relative economic prosperity of an area, with people moving to areas where they have the best chance of finding employment. However, research has shown that migration can also be associated with lifestyle changes, such as retirement, or moving to an area with a higher quality of life.
- 3.4.2 Migration patterns can help to identify these relationships and can identify the extent to which people move house within an area and the areas within which a relatively high proportion of household moves are contained (typically 70%).
- 3.4.3 The table below uses 2001 Census data and outlines household movement, including in and out-migration, across Stevenage, the County, regional and national benchmarks.
- 3.4.4 The 2001 Census data has been used as the 2011 Census data on Migration has not yet been released. Migration patterns may have changed since 2001 especially in light of the data at 3.2.9 in relation to the increase of BME groups in the Borough.

**Table 3-1 Household Movements by Area, 2000 – 2001
(including the inflow from outside of the UK)**

Area	Inflow		Internal movement within the area	Outflow out of the area	Net change within the area
	Move to area from within the UK	Overseas			
Stevenage	943	83	1,281	876	+150
Hertfordshire	9,305	1,401	18,086	10,333	+373
East	33,826	7,872	122,390	27,635	+14,063
England	21,378	72,747	1,415,271	25,347	+68,778

Source: Crown Copyright © Census 2001

- 3.4.5 The migration patterns in Table 3-1 above, from the 2001 Census, shows that in the year preceding the 2001 Census (2000-2001) there was a positive net in-migration into Stevenage of 150 households.
- 3.4.6 Of the inflow into Stevenage, 8.1% was from overseas. This compares to the overseas inflow into Hertfordshire of 13.1% and the East region of around 18.9%.

3.5 Cross Boundary Migration

- 3.5.1 The pattern of household movement between authorities has been analysed by examining 2001 Census Origin-Destination Statistics, National Health Service Central Register (NHSCR) data for the period July-September 2011 and the primary data from the 2013 local Housing Needs Survey.
- 3.5.2 The following table assesses the previous location of people currently living in Stevenage or one of the other adjacent local authority areas. The data is taken from the 2001 Census of all people resident in the UK whose address at Census day was different from that one year before.

Table 3-2 In-Migration (People)

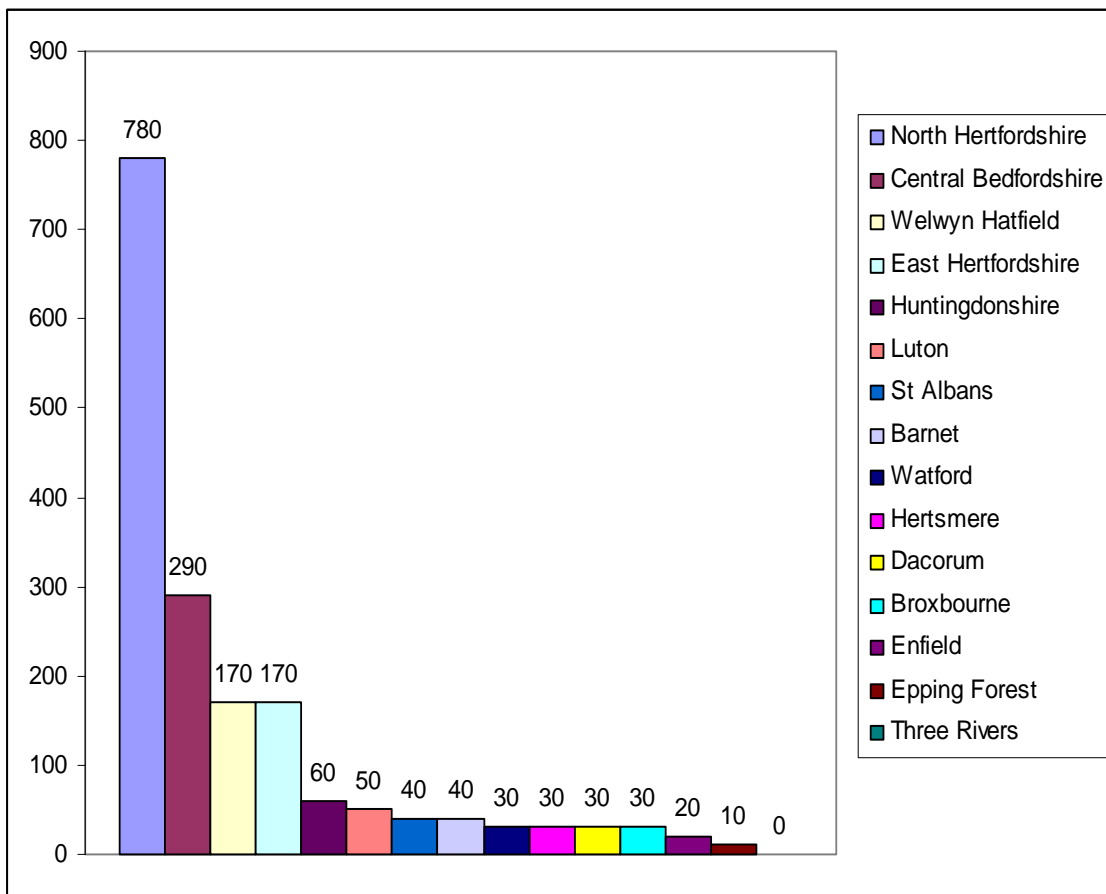
Current Area of Residence	Place of Previous Residence							Row Total
	Stevenage	East Hertfordshire	North Hertfordshire	Welwyn Hatfield	St Albans	Central Bedfordshire	Luton	
Stevenage	4,418	260	412	324	125	151	55	5,745
East Hertfordshire	177	6,686	152	361	103	40	18	7,537
North Hertfordshire	689	332	5,329	407	231	498	140	7,626
Welwyn Hatfield	181	241	245	5,907	414	54	64	7,106
St Albans	48	75	85	423	6,430	53	204	7,318
Central Bedfordshire	321	93	689	121	178	5,849	486	7,737
Luton	41	9	119	75	335	176	11,794	12,549

Source: © Crown Copyright Census 2001 - % of moves contained within local authority area from overall number of local moves

- 3.5.3 Stevenage experienced its largest in migration from North Hertfordshire and Welwyn Hatfield, followed by East Hertfordshire. Of those households moving out of Stevenage in 2001, the main destination was North Hertfordshire, followed by Central Bedfordshire. To understand the variations better the travel to work patterns have also been examined further along in this section.

- 3.5.4 More recent migration data for the year ending June 2011 from the Office of National Statistics (Migration Statistics Unit) was analysed to assess household movements between Local Authority areas.
- 3.5.5 As there is no single system to record population movements within the UK, internal migration estimates must be derived from alternative sources. This data has been produced using a combination of three data sets; National Health Service Central Register (NHSCR), the Patient Register Data Service (PRDS) and the Higher Education Statistics Agency (HESA).
- 3.5.6 The graph below shows the out migration levels regarding movement out of Stevenage in the year ending June 2011 to the other local authorities within Hertfordshire and including some areas within the London commuter belt.

Figure 3-1 Out Migration from Stevenage (June 2010-June 2011)

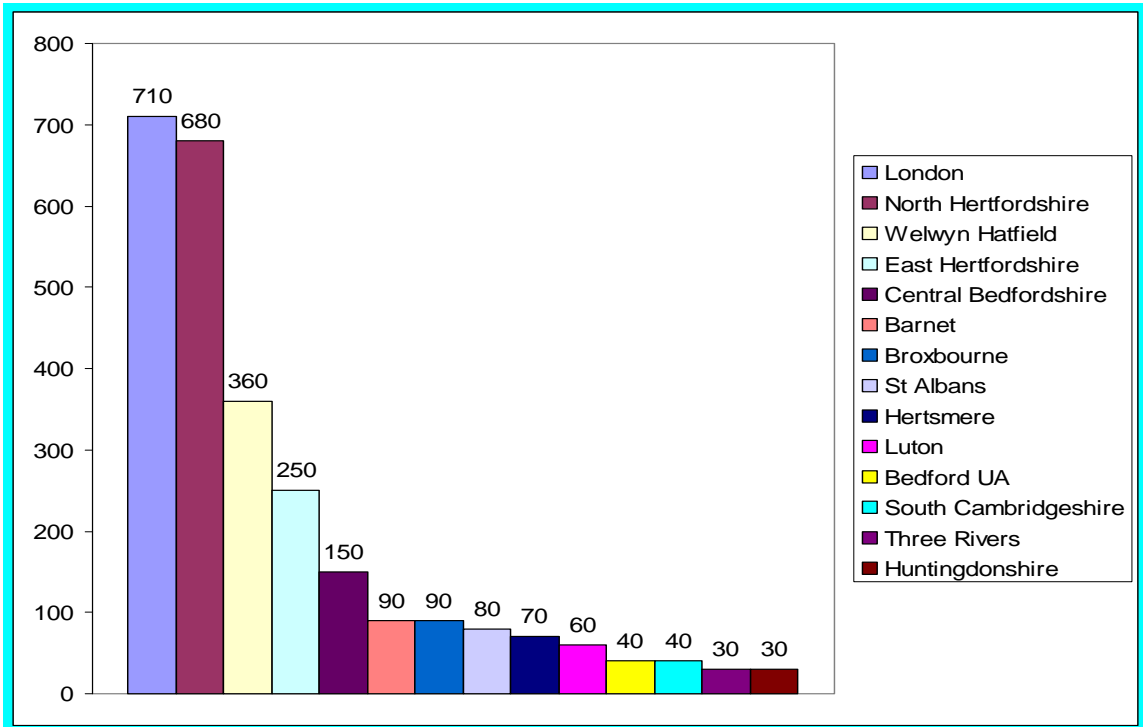


Source: ONS Internal Migration Data (June 2010 to June 2011)

- 3.5.7 The data shows that the highest proportion of people moving away from Stevenage in that period moved to North Hertfordshire, followed by Central Bedfordshire, Welwyn Hatfield and East Hertfordshire.

3.5.8 The graph below shows the in-migration levels regarding movement into Stevenage in the year ending June 2011 from the other local authorities within Hertfordshire and including some areas within the London commuter belt.

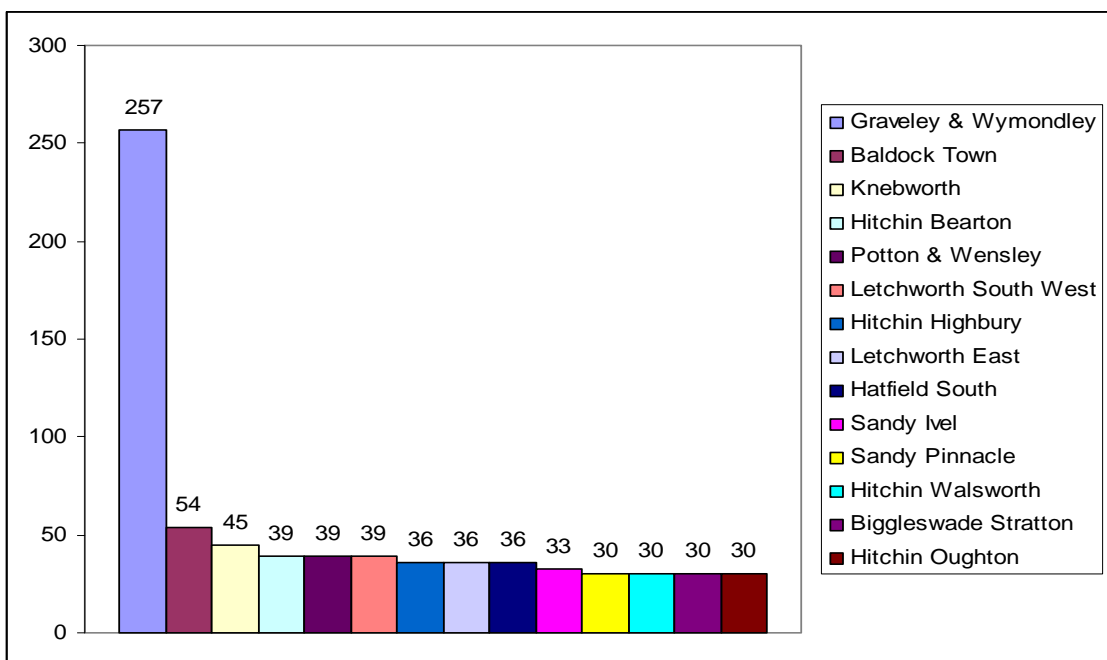
Figure 3-2 In-Migration to Stevenage (June 2010-June 2011)



3.5.9 The main in-migration to Stevenage in the year ending 2011 was from London, followed by North Hertfordshire. Welwyn Hatfield, East Hertfordshire and Central Bedfordshire also showed high levels of in-migration to Stevenage.

3.5.10 The following graphs look at the migration patterns and a more local level. The data was provided by Stevenage Borough Council and is taken from the 2001 Census.

Figure 3-3 Out-Migration from Stevenage (Ward Level)



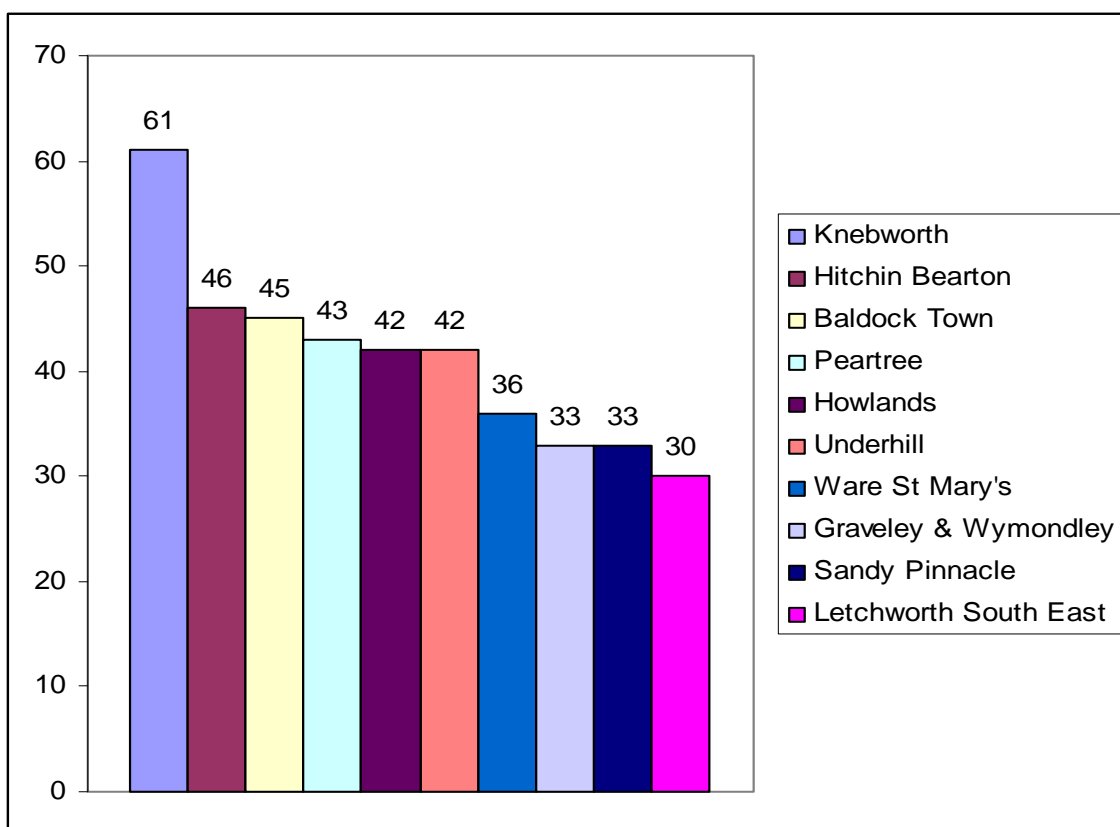
3.5.11 The main out migration from Stevenage was to Graveley & Wymondley, followed by Baldock Town and then Knebworth.

3.5.12 There was also movement seen from Stevenage to Baldock / Letchworth / Hitchin in the primary data results as seen in Table 10-3. For existing households moving away from the Borough Baldock / Letchworth / Hitchin was the second most popular choice (411 implied; 15.5%).

3.5.13 The main reason for the move to this area from Stevenage was ‘family reasons’ (68.9%) followed by education (24.8%) and quality of neighbourhood (24.7%).

3.5.14 The graph below shows the in-migration levels regarding movement into Stevenage from local wards.

Figure 3-4 In-Migration to Stevenage (Ward Level)



3.5.15 The main in migration to Stevenage was from Knebworth, followed by Hitchin Bearton and Baldock Town.

3.5.16 Further data in relation to migration can be found in section 10. This includes all the migration data from the primary survey 2013.

3.5.17 In section 10, in-migration to Stevenage from Letchworth / Hitchin / Baldock was the fifth most popular choice from respondents (274 implied, 3.7%). The main reason for the move from this area to Stevenage was ‘wanted own home’ (53.6%) followed by ‘closer / easier to commute’ at 25.3%.

3.5.18 Based on the Census 2001 migration data and the migration patterns from the survey data, there are obvious linkages with Stevenage and Letchworth / Hitchin / Baldock in terms of in and out-migration patterns.

3.6 Travel to Work Patterns in and around Stevenage

3.6.1 In defining the spatial extent of housing markets, patterns of household migration are augmented by the analysis of travel to work patterns. The table below shows the data for travel to work patterns in and around Stevenage taken from the Census 2001.

Table 3-3 Travel to Work Patterns

Area of Resident	Place of Work								
	Total in employment on Census day	Stevenage	East Hertfordshire	North Hertfordshire	Welwyn Hatfield	St Albans	Central Bedfordshire	Luton	London
Stevenage	38,124	22,762	1,586	3,403	3,395	738	481	492	3,455
East Hertfordshire	65,523	1,466	34,297	748	3,170	575	152	202	11,548
North Hertfordshire	56,962	6,394	1,582	29,996	3,110	1,186	1,685	1,695	5,669
Welwyn Hatfield	43,649	1,145	1,395	688	26,127	2,550	225	341	8,142
St Albans	63,450	779	543	442	3,445	32,236	701	1,671	14,607
Central Bedfordshire	117,561	3,111	442	5,099	1,667	2,319	60,127	13,407	8,399
Luton	78,433	763	143	1,083	892	2,952	7,944	54,399	6,145
London	3,192,323	1,344	2,031	598	3,765	2,819	777	1,625	3,082,934
Self Contained %*		59.7	52.3	52.7	59.9	50.8	51.1	69.4	96.6

Source: © Crown Copyright Census 2001

- 3.6.2 The data shows that 59.7% of employed people living within Stevenage also worked within the borough. In terms of people commuting out of Stevenage to work, the highest levels of commuting were to London (3,455) North Hertfordshire (3,403) and Welwyn Hatfield (3,395).
- 3.6.3 The levels of those working in Stevenage but living elsewhere, showed the highest proportion lived in North Hertfordshire followed by Central Bedfordshire and at a lower level, East Hertfordshire.

3.7 The Stevenage Housing Market

- 3.7.1 As discussed in paragraph 3.3.2, a housing market is identified where 70% of moves are contained within the area.
- 3.7.2 2001 Census has revealed that self-containment is 76.9% in Stevenage when analysing household movements. The Stevenage travel to work patterns suggest a relatively high level of self-containment, with 59.7% of residents working within the local authority area; the top three other local authority areas are London (96.6%), Luton (69.4%) and Welwyn Hatfield (59.9%).
- 3.7.3 In terms of the linkage to other single authorities, the evidence from the 2001 Census data shows that household movement to and from the Borough and commuting patterns are concentrated between the adjoining authorities of North Hertfordshire, Welwyn Hatfield and East Hertfordshire. The more recent migration data at Figure 3-1 and Figure 3-2 confirms this position and includes also Central Bedfordshire.
- 3.7.4 There is cross boundary movement between Stevenage and North Hertfordshire as was the case in the North Hertfordshire and Stevenage 2007 SHMA report. However although the evidence suggests that the two authorities of North Hertfordshire and Stevenage can be considered to be a single market, each authority also has some overlap with other local housing markets.
- 3.7.5 In terms of the linkages between single authorities, the evidence shows clearly that household movement to and from North Hertfordshire is also concentrated between the immediately adjoining authorities of Central Bedfordshire, East Hertfordshire and Welwyn Hatfield.
- 3.7.6 In the Bedfordshire and Luton Sub-Regional SHMA 2010, it comments on the Stevenage housing market area as including the areas of Letchworth, Hitchin and having a connection also with Biggleswade, Sandy, Henlow & Shefford. Within this Stevenage Housing Market Area 32,900 dwellings are within the Central Bedfordshire sub-region, (39.4% of all dwellings).
- 3.7.7 In the London Commuter Belt (West) SHMA 2008, it comments on the Stevenage housing sub-market group as being Stevenage and the A1M Corridor. It also mentions a link between Stevenage and North Hertfordshire which supports working separately to other authorities in the London Commuter Belt sub-region.
- 3.7.8 The London Commuter Belt (West) SHMA 2008 also states that there is a clear link between Welwyn Garden City and Hatfield and the Stevenage/A1M sub-markets, therefore it may be worth considering an amalgamation of the Stevenage/North Hertfordshire Partnership with the LCB (West) Partnership.
- 3.7.9 However, given that the Stevenage/A1M sub-market covers large areas of Central Bedfordshire, it is probably more important for this Housing Market Partnership (HMP) to link up with the Luton and Bedfordshire sub-region.
- 3.7.10 The London Commuter Belt (East) SHMA also comments that there is evidence to support Stevenage and North Hertfordshire working separately from the other authorities in the London Commuter Belt sub-region but that it is clearly linked with further areas outside the sub-region, Central Bedfordshire in particular.

3.7.11 Current Government Guidance suggests that a level of 70% for self-containment can identify a Housing Market Area. However, new research into the Geography of a Housing Market Area carried out by National Housing and Planning Advice Unit (NHPAU) in November 2010 suggests different levels.

- Local housing market areas, defined by migration patterns (50.0% self containment);
- Framework housing market areas, defined by a high level of commuting/travel to work patterns (77.5% for self containment);
- Housing markets areas, defined by similarities in housing stock.

3.7.12 Based on these new levels the table below shows the comparison of results for Stevenage and the other areas which will potentially form a Housing Market Area.

Table 3-4 Comparison of Data to form a Housing Market Area

Migration Patterns (Census 2001) (+50% self-containment)	Travel to Work (Census 2001) Patterns (+77.5%)	House Prices (Land Registry Q3 2012)	House Types (2011 Census)	Tenure (2011 Census)
Stevenage	n/a	Stevenage	Stevenage	Stevenage
East Hertfordshire	n/a	n/a	n/a	n/a
North Hertfordshire	n/a	n/a	n/a	North Hertfordshire
Welwyn Hatfield	n/a	n/a	Welwyn Hatfield	Welwyn Hatfield
St Albans	n/a	n/a	n/a	n/a
Central Bedfordshire	n/a	Central Bedfordshire	n/a	n/a
Luton	n/a	Luton	Luton	Luton
n/a	London	n/a	n/a	London

3.7.13 All the areas as single authorities achieve the 50% self containment level in terms of migration patterns. None of the areas as a single authority achieve the new level of 77.5% self-containment in terms of travel to work patterns. Therefore we have merged the areas to see if combined any of the areas achieve a level of 77.5% self containment.



3.7.14 We have looked at the main five authorities that have the most in common in terms of the new housing market boundary criteria when compared in table 3-4 above.

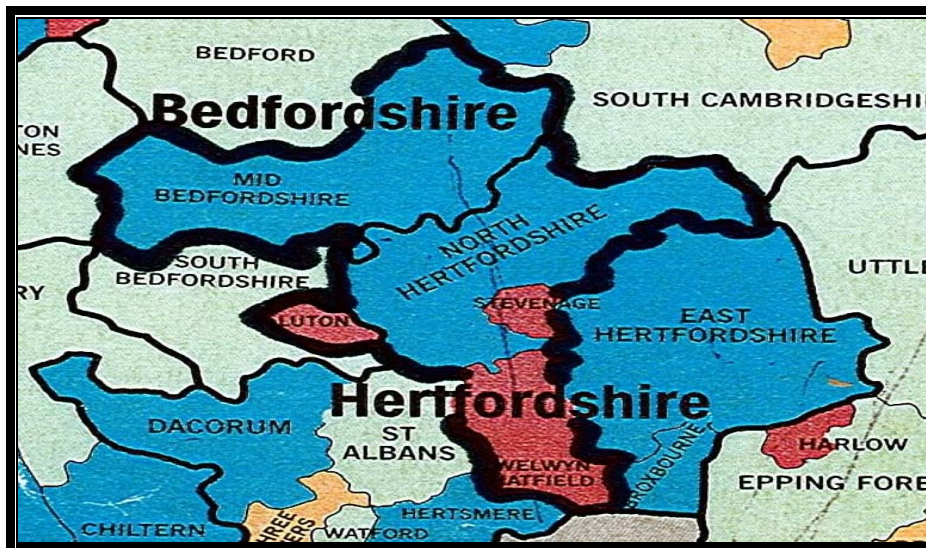
Table 3-5 Travel to Work

Area of residence	Place of work						Total	Self-containment
	Stevenage	Welwyn Hatfield	North Herts.	Luton	Central Beds.	S+WH+NH+L+CB		
Stevenage	22,762	3,395	3,403	492	481	30,533	36,312	84.1%
Welwyn Hatfield	1,145	26,127	688	341	225	28,526	40,613	70.2%
North Herts	6,394	3,110	29,996	1,695	1,685	42,880	51,317	83.6%
Luton	763	892	1,083	54,399	7,944	65,081	74,321	87.6%
Central Beds	3,111	1,667	5,099	13,407	60,127	83,411	94,571	88.2%
S+WH+NH+L +CB	34,175	35,191	40,269	70,334	70,462	250,431	297,134	84.3%

3.7.15 Adopting a practicable approach, the five authorities in combination achieve 84.3% self-containment for travel to work (i.e. 84.3% of residents in work who live in one of the five authorities also work in one of the five authorities).

3.7.16 Although there are also linkages with East Hertfordshire, pragmatism dictates that these five authorities represent a reasonable approximation to a single housing market.

3.7.17 The following map shows the Boundary of the Single Housing Market.



3.7.18 The areas the SHMA suggests in Table 3-5 are based on the most up to date migration / travel to work data available at the time of the production of this report. The data will need to be further refined upon release of detailed migration data from Census. The Origin / Destination Census 2011 data will become available around December 2014.

4 THE DEMOGRAPHIC CONTEXT & FORECASTS

4.1 Introduction

- 4.1.1 Changes in population and household profiles are key to understanding the level of housing need and demand within an area.
- 4.1.2 Demographic change creates the need for different levels and types of housing provision and is a key factor influencing the requirements for market and affordable housing.
- 4.1.3 The number, type and size of households in an area directly relate to the requirements for different types and size of home.
- 4.1.4 This section aims to provide an understanding of the:-
- Historical Demographic Profile;
 - Current demographic profile;
 - Projected household structure change;
 - Forecast change in household numbers.
- 4.1.5 The data has been sourced from:-
- Census 1991, 2001 and 2011;
 - Office for National Statistics (ONS) Mid-Year Population Estimates;
 - ONS Long Term Sub-national projections;
 - Stevenage 2013 primary data;
 - The Demographic Structure.
- 4.1.6 This section analyses the demographic change over the 5 year period from the 2006 Census data used in the 2008 SHMA Report compared with Census 2011 population and household estimates data published by ONS on the 16th July 2012.
- 4.1.7 The population in Stevenage in 2011 (based on the Census 2011 population and household estimates data) was 84,000 people.

4.2 The Demographic Structure (2006-2011).

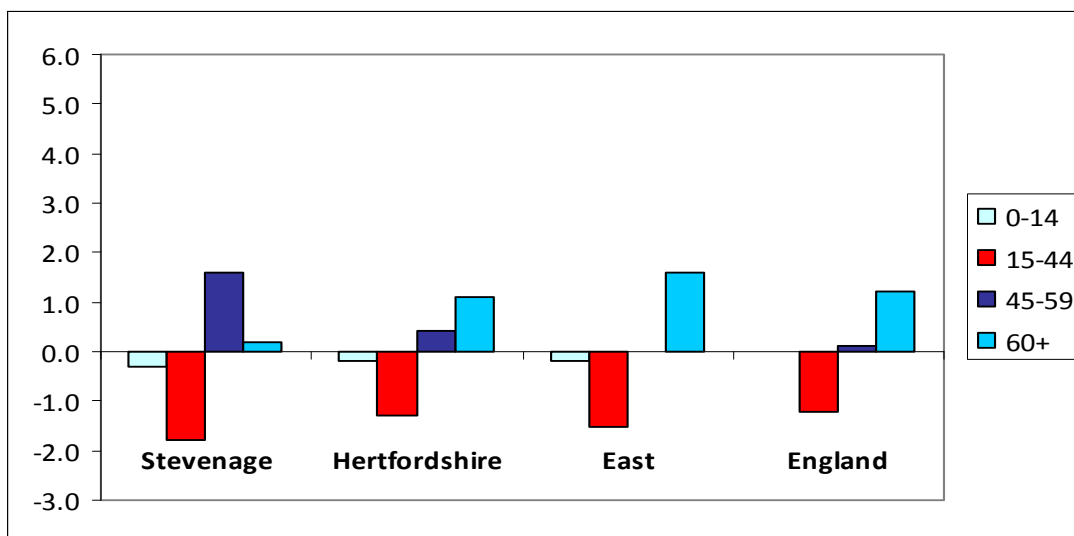
4.2.1 The age structure of a population influences future housing requirements.

4.2.2 Table 4-1 below presents the age profile of Stevenage at 2006 and 2011 compared with the benchmark areas, Hertfordshire, the East region and England.

Table 4-1 Population Change, 2006-2011

Area	Age	Population 2006 (%) **	Population 2011(*)*	% Change
Stevenage	Under 5	19.3	19.0	-0.3
	5 to 14			
	15 to 44	43.4	41.6	-1.8
	45 to 59	18.7	20.3	+1.6
	60+	18.8	19.0	+0.2
Total Change				-0.9
Hertfordshire	Under 5	18.9	18.7	-0.2
	5 to 14			
	15 to 44	41.3	40.0	-1.3
	45 to 59	19.7	20.1	+0.4
	60+	20.1	21.2	+1.1
Total Change				-
East	Under 5	17.9	17.7	-0.2
	5 to 14			
	15 to 44	40.0	38.5	-1.5
	45 to 59	19.8	19.8	-
	60+	22.3	23.9	+1.6
Total Change				-0.1
England	Under 5	17.7	17.7	-
	5 to 14			
	15 to 44	41.8	40.6	-1.2
	45 to 59	19.3	19.4	+0.1
	60+	21.2	22.4	+1.2
Total Change				+0.1

Sources: *Census 2011 / **Stevenage SHMA Report 2008

Figure 4-1 % change in Population from 2006-2011

Sources: *Census 2011 / **North Hertfordshire / Stevenage SHMA Report 2007

- 4.2.3 Since 2006, Stevenage has experienced an decrease in population of around -0.9%. In the East Region there has been a 0.1% decrease since 2006. The population in England has seen an increase of 0.1% over the 5 year period.
- 4.2.4 The largest increase in the 5 year period in Stevenage is seen in the 45-59 age group, an increase of 1.6%. The 0 to 14 and 15 to 44 age brackets shows a decrease overall of 2.1%.
- 4.2.5 The over 60 age group in Hertfordshire has increased by 1.1% since 2006 and the East Region has seen an increase of 1.6%. Nationally the over 60's age group has seen an increase of 1.2% over the 5 year period.
- 4.2.6 If historic trends persist, this pattern suggests that future population increases in Stevenage are likely to be increasingly underpinned by the growth in older age groups and those most associated with owner-occupied properties. This is examined below in the future population section.

4.3 The Future Population (2011-2031)

- 4.3.1 There are four basic components to change in the number and composition of households:-
- the age distribution of the population arising from births, deaths and ageing of the indigenous population;
 - change in family units such as marriage, divorce and child bearing patterns;
 - the number and composition of households arising from migration, particularly due to employment opportunities in the area;
 - the probabilities that family units form a separate household.
- 4.3.2 In local area forecasting, new household formation is mainly due to responses to income and employment opportunities. New household formation is also affected by life cycle patterns. This purely demographic influence on the number of households contributes to about 40% of the growth in the number of new households at any one time (Dicks, 1988; Ermisch, 1985).

- 4.3.3 The general demographic forecasts in the tables in this section are Office for National Statistics (ONS) 2010 based mid-year population estimates, released on the 21st March 2012.
- 4.3.4 They project forward mid-2010 population estimates to give an indication of future trends in population by age and sex down to local authority level for the next 25 years.
- 4.3.5 Being trend based projections, assumptions for future levels of births, deaths and migration are based on observed levels; mainly over the previous five years (2005 to 2010). They show what the population will be if recent trends continue.
- 4.3.6 The projections are produced on a consistent basis across all local authorities in England. They do not take into account any future policy changes or local development policies that have not yet occurred.

Table 4-2 Population Change in Stevenage, 2011 – 2031

	2011	2015	2019	2023	2027	2031	Change
Total Population	81,000	83,000	85,000	87,000	89,000	91,000	
Change		+2,000	+2,000	+2,000	+2,000	+2,000	+10,000
% Change		+2.5	+2.4	+2.4	+2.3	+2.2	+12.3

Source: ONS 2010 mid-year population estimates

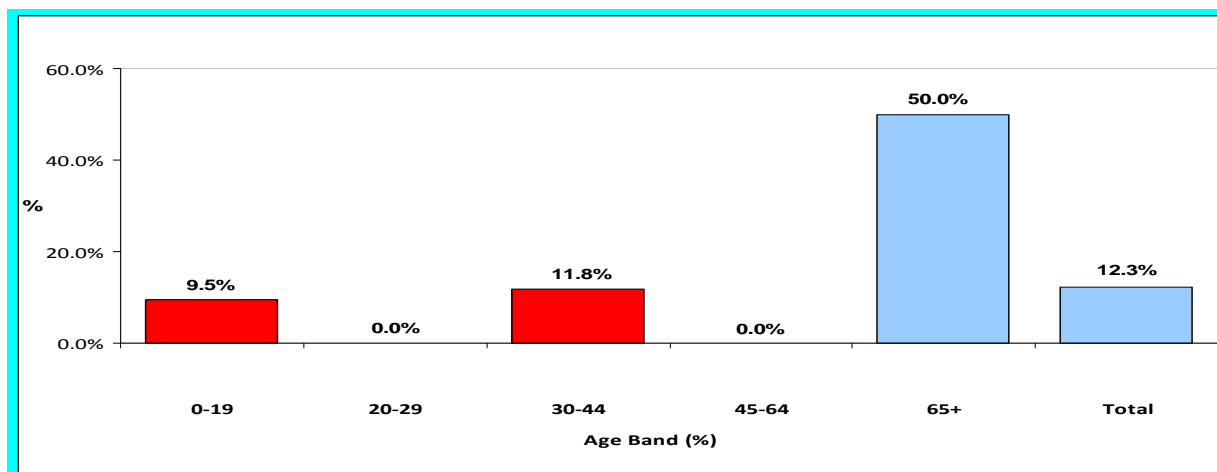
- 4.3.7 The table shows an overall predicted increase in the population of 10,000 between 2011 and 2031; an increase of 12.3% over the forecast period.
- 4.3.8 The population forecast is disaggregated into age bands, because there may be changes in the population structure with significant housing implications.

Table 4-3 Population Age Band Forecast, Stevenage, 2011 – 2031

Age bands	2011	2015	2019	2023	2027	2031	Change	Change (%)
0 - 19	21,000	21,000	22,000	22,000	23,000	23,000	+2,000	+9.5
20 - 29	11,000	11,000	11,000	10,000	10,000	11,000	-	-
30 - 44	17,000	17,000	17,000	18,000	19,000	19,000	+2,000	+11.8
45 - 64	21,000	21,000	22,000	22,000	21,000	21,000	-	-
65+	12,000	13,000	14,000	15,000	17,000	18,000	+6,000	+50.0
Total	81,000	83,000	85,000	87,000	89,000	91,000	+10,000	+12.3

Source: ONS 2010 mid-year population estimates

Figure 4-2 Stevenage Population Age Band Forecast, 2011 – 2031



Source: Office for National Statistics (ONS) 2010

4.3.9 Percentage change is measured between year bands, not from the base population. This is a better representation of the incremental change.

4.3.10 The 0-19 age range shows an increase of 2,000 people, +9.5%. Numbers increase fairly consistently throughout the forecast period to 2031.

4.3.11 The 20-29 age range comprises new households forming and will have implications for future affordable housing need both in the short and longer term. Overall this age group remains the same but shows a small decrease of 1,000 people between 2019 and 2023 and then increases again by 1,000 people between 2027 and 2031.

4.3.12 The 30-44 age group, the main economically active and household forming and moving group shows an overall increase of 2,000 people. There is an increase in numbers between 2019 and 2023 and then again in 2027 but then numbers remain the same through to 2031.

4.3.13 The 45-64 age group shows no change in numbers overall. Numbers increase by 1,000 people between 2015 and 2019, then decrease slightly by 2027 where they remain steady through to 2031.

4.3.14 The most significant feature is the growth of the population in the over 65 age group with an increase of +6,000 people (50.0%) over the forecast period. Numbers rise consistently throughout the forecast period through to 2031.

4.3.15 The projected growth in the 65+ population is detailed further in the table below.

Table 4-4 Numbers of 65+ in Stevenage, 2011 - 2031

	2011	2015	2019	2023	2027	2031	Change
65-69	3,000	4,000	4,000	4,000	5,000	5,000	+2,000
70-74	3,000	3,000	4,000	3,000	4,000	4,000	+1,000
75-79	3,000	3,000	3,000	3,000	3,000	3,000	-
80-84	2,000	2,000	2,000	2,000	3,000	3,000	+1,000
85+	2,000	2,000	2,000	2,000	2,000	3,000	+1,000
Total	12,000	13,000	14,000	15,000	17,000	18,000	
Change		+1,000	+1,000	+1,000	+2,000	+1,000	+6,000
% Change		+8.3	+7.7	+7.1	+13.3	+5.9	+50.0

Source: Office for National Statistics (ONS) 2010

- 4.3.16 Within the older age group, numbers in the 65 to 69 age group increase by 2,000 people a 66.7% increase over the forecast period. There is an increase of 1,000 people in the 70-74 age group, a 33.3% increase over the forecast period.
- 4.3.17 Numbers in the 85+ age group increase by 1,000 people a 50.0% increase over the forecast period. Numbers remain steady up to 2027 where figures start to increase slightly through to 2031.
- 4.3.18 Given the resource demands often associated with very elderly people, the projected growth in the 65+ age groups are significant figures.
- 4.3.19 This growth in the retired and older population is a common pattern found in the vast majority of local authorities, reflecting the reduction in births from the 1970's and the reduction in deaths in older people due to better housing, working conditions and healthcare. This age group is much more likely to have care and support needs which need to be assessed in detail by Stevenage Borough Council.
- 4.3.20 The key features of population change impacting on the housing market are migration of mainly younger and economically active households and an ageing population with increasing care and support needs.
- 4.3.21 Changes in the population structure will impact on demand for different house types and tenures. **Local Development Framework** will need to take account of the projected growth in demand in these sectors and the strategic implications of these projections:-
- Growth in the number of individuals in the 45 to 64 age group is most likely to increase the demand for higher quality market housing, whilst the increase in the number of people in the 65+ age group will impact on the demand for market and affordable sheltered accommodation;
 - As older people tend to remain in their family home after children have left home or after the loss of a partner there is a growing trend of under-occupation in both sectors of the housing market;
 - The increase in older householders (i.e. 80+) will have implications for support services, options for housing with support, extra care housing, long term suitability of accommodation, equity release schemes, adaptations, and other age related care requirements.

4.4 Current household size in Stevenage

- 4.4.1 The following table shows the household size in Stevenage as recorded at the 1991 and 2001 census and also shows data for the region and nationally. We have also included the newly published 2011 census data for comparison.
- 4.4.2 2001 Census data revealed that the total number of households in Stevenage was 32,754 compared to 29,151 in the 1991 census, an increase of 3,603 households (+11.0%).
- 4.4.3 The newly published 2011 census data shows the number of households in Stevenage as 34,900, an increase of 2,146 households (+6.1%) from the 2001 household figure.

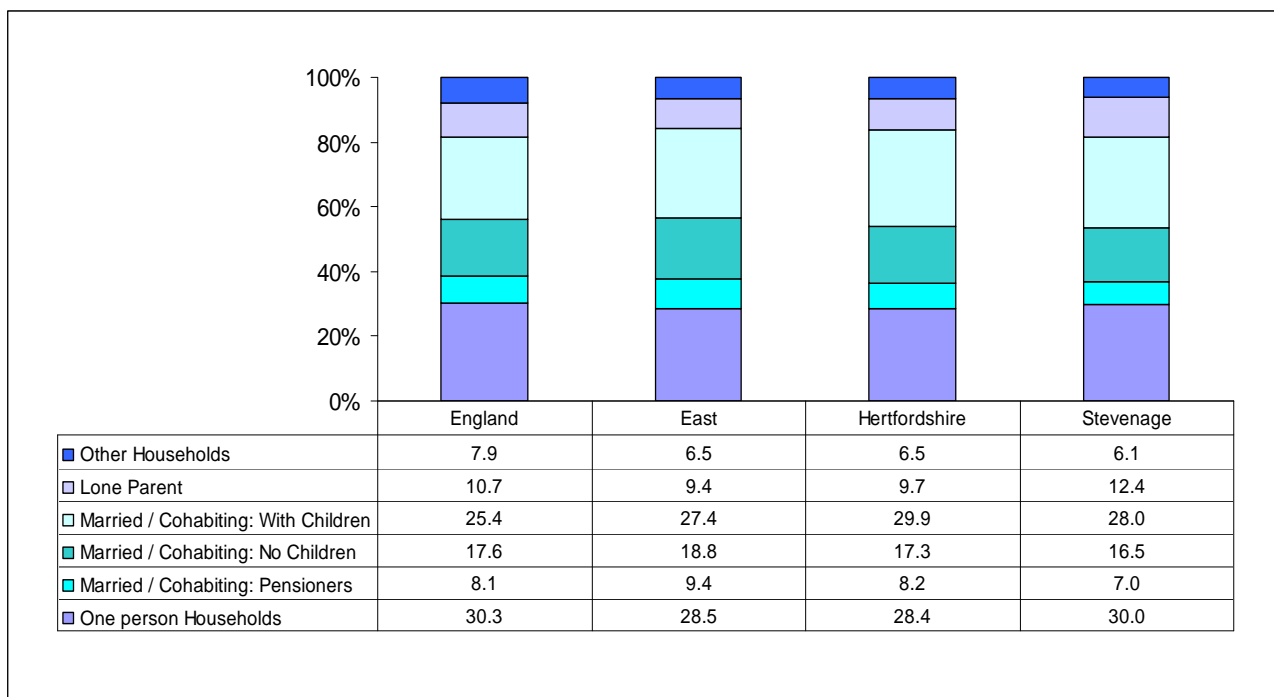
Table 4-5 Household Growth 1991 / 2001 / 2011

Area	1991	2001	2011	Household Growth (1991-2011)	% Change
Stevenage	29,151	32,754	34,900	5,749	+16.5
East	1,996,106	2,231,974	2,423,000	426,894	+17.6
England	18,765,583	20,451,427	22,063,400	3,297,817	+14.9

Source: Crown Copyright © Census 2011, 2001 and 1991

- 4.4.4 We also looked at the data recorded in the 2011 Housing Strategy Statistical Appendix. The HSSA recorded 35,542 resident households in Stevenage, an increase of 2,788 households (+7.8%) in the 10 year period between 2001 and 2011.
- 4.4.5 The figure below presents the household composition for Stevenage compared to the wider benchmark areas.

Figure 4-3 Household Structure (2011 Census)



Source: Crown Copyright © Census 2011

4.4.6 Household composition across Stevenage and the wider benchmarks are similar; however the proportion of Lone Parent households was higher in Stevenage at 12.4% than any of the other benchmark areas. Stevenage also has a higher proportion of one person households when compared to the County and Regional benchmark areas.

4.5 Forecast Change in Households

Household Size

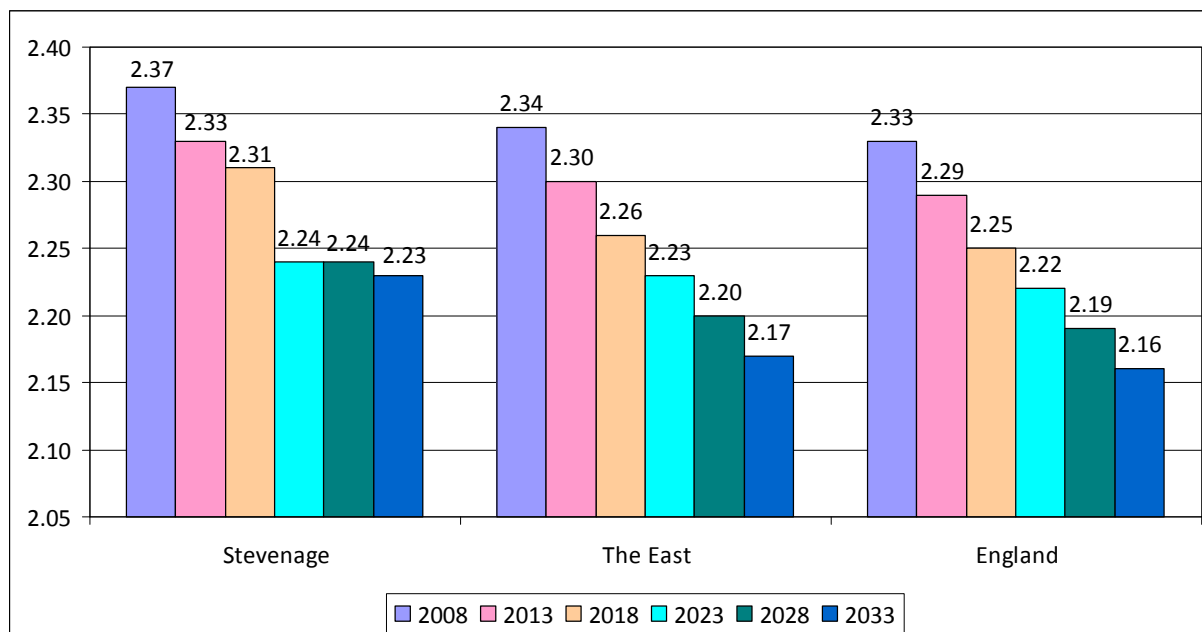
4.5.1 CLG data which is available at a national and East regional level shows that over the forecast period 2008 to 2033, the average household size in East region is projected to fall from 2.34 to 2.17.

4.5.2 This forecast decline in household size to 2033 can be linked to the significant predicted growth in the over 60 population where more older people are living longer; the impact of relationship breakdown; and the increase in the number of single / couple households.

4.5.3 The scale of reduction in household size in Stevenage from 2.37 in 2008 to 2.23 in 2033 is slightly less than both the national and regional patterns.

4.5.4 Declining average household size combined with a growing population means there will be a requirement for additional housing units.

Figure 4-4 2008 Based CLG Household Size Trends and Projections (2008-2033)



Source: CLG Household Projections

4.5.5 In November 2010, CLG released the latest household projections for England, Government Office Regions and local authorities. The projections are based on the ONS 2008-based national and sub-national population projections.

4.5.6 There is predicted to be 6,000 (15.0%) more households in Stevenage in 2033 than in 2008.

4.5.7 The table below outlines the household forecasts for Stevenage from 2008 to 2033.

Table 4-6 Forecast Change in Households in Stevenage, 2008 – 2033

	2008	2013	2018	2023	2026	2028	2033	Change
Households	34,000	35,000	36,000	38,000	38,000	39,000	40,000	
Household change		+1,000	+1,000	+2,000	-	+ 1,000	+ 1,000	+ 6,000
% Change		+ 2.9	+ 2.9	+ 5.6	-	+ 2.6	+ 2.6	+ 15.0

Source: CLG (November 2010)

4.6 Key Points

- The population in Stevenage in 2011 (based on the Census 2011 population and household estimates data) was 84,000 people;
- The highest proportion of the population (the Census 2011 population and household estimates data) was the 15 to 44 age group (43.4%);
- The predicted increase in population between 2010 and 2035 using ONS mid-year population estimates is 14.8%;
- The largest increase in Stevenage is seen in the 65+ age bracket, a 66.7% increase over the forecast period 2010-2035;
- There is predicted to be 6,000 (+15.0%) more households in Stevenage in 2033 than in 2008.

5 ECONOMIC DRIVERS OF DEMAND

5.1 Introduction

- 5.1.1 The economic development of an area can be of equal importance in driving change in housing markets, especially due to the effect of migration. This section analyses the recent economic performance in Stevenage and how changes have influenced and interacted with demographic changes as analysed in section 1.
- 5.1.2 It is important to highlight the reciprocal relationship between economic development and the provision of housing. Whilst there is an obvious and established link between economic development and the requirement for new housing, or economic decline and problems of low demand, the type of housing provided within an area can also play a central role in addressing and facilitating economic development and regeneration objectives.
- 5.1.3 The data for this section has been sourced from:-
- Annual Business Inquiry Employee Analysis 2008;
 - ONS Annual Population Survey, 2011 –2012;
 - ONS Claimant Count 2012;
 - 2001 and 2011 Census;
 - Annual Survey of Hours and Earnings, 2011;
 - CORE Local Authority New Lettings / Sales Data, 2010/2011;
 - 2007 North Hertfordshire & Stevenage SHMA Report.

5.2 The UK Economy

- 5.2.1 Local housing markets are sensitive to macro-economic policies. Interest rates, set by the Bank of England, are monitored by Central Government to achieve and maintain stable, low inflation rates. Higher interest rates can reduce the demand for housing by making it more expensive to borrow money, although households may still aspire to buy in the future.
- 5.2.2 In March 2010, the Bank of England’s Monetary Policy Committee voted to maintain the official Bank Rate paid on commercial bank reserves at 0.5%. Interest rates at 2011 / 12 are at a very low level when compared to those over the last few decades. Historic rises in interest rates will have affected the affordability of housing and demand for mortgages. Interest rates can also affect employment levels by increasing the cost of investment.
- 5.2.3 After a long period of economic growth and low levels of unemployment, this assessment has been conducted during a period of major economic uncertainty, particularly in the finance and housing markets. The financial crisis in the mortgage markets has created a major fall in the availability of mortgages and has caused the fastest fall in the volume of property sales and new development for over 60 years.

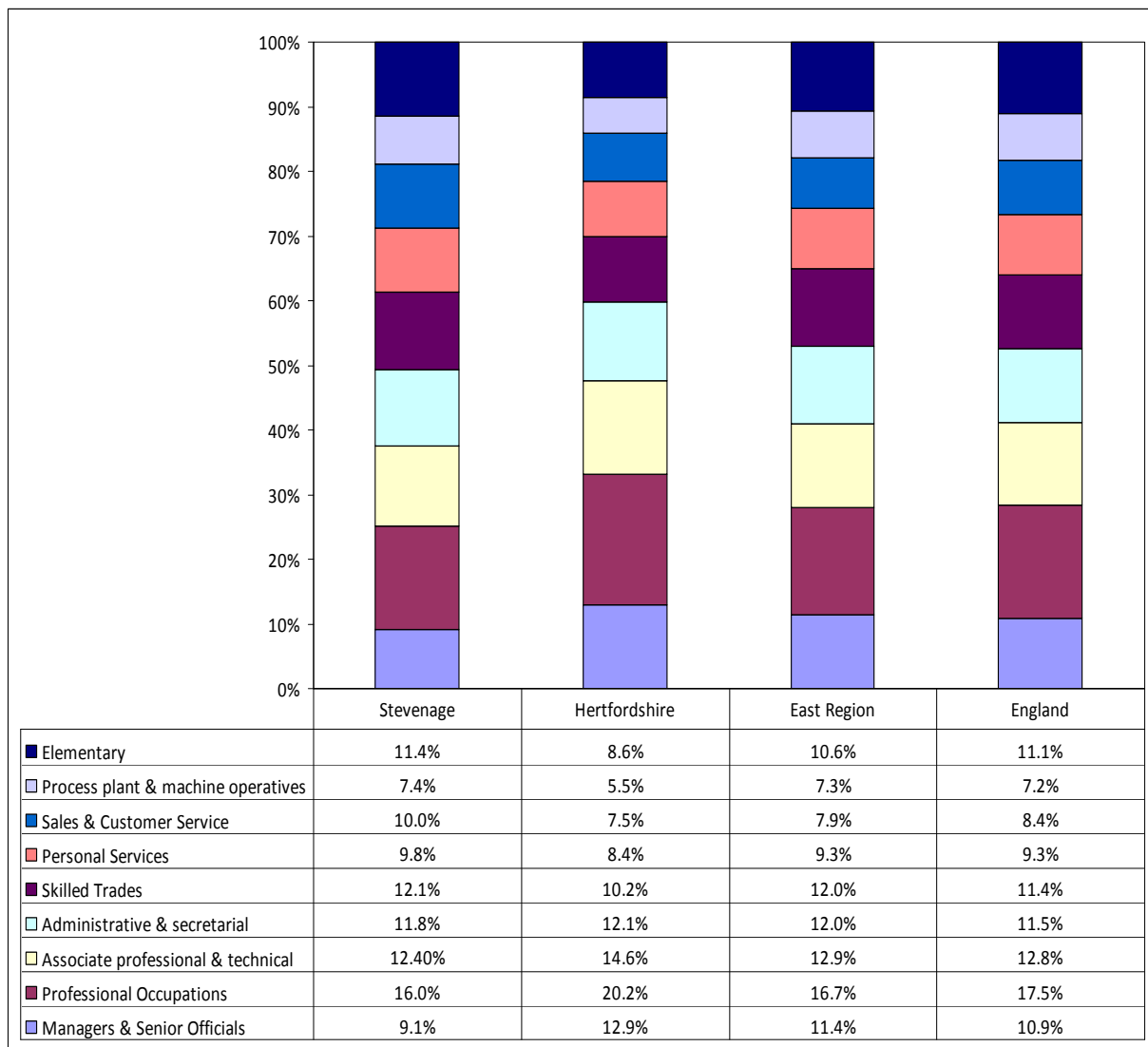
- 5.2.4 This has had a significant impact on land values and unemployment in the building industry, the supply chain of manufacturing companies and estate agency sectors. There is a difficulty in predicting how far the economic decline will go and how long the housing market will remain severely depressed, as forecasts and data on activity change virtually every month.
- 5.2.5 In the short term this could have a severe impact on the delivery of a wide range of market housing. Experience of the last recession suggests that developers will build only first time buyer units, more affordable housing and possibly only build to pre-sales.
- 5.2.6 Access to regeneration budgets or to the Housing and Communities Agency (HCA) National Affordable Homes Programme (NAHP) can be an important influence on housing supply together with the availability of land. However, it should be borne in mind that new build is a small proportion of total stock (less than 2% per annum nationally).

5.3 Labour Demand

- 5.3.1 Labour demand consists of the jobs and vacancies available within an area.
- 5.3.2 In 2010, the total number of jobs in Stevenage was 47,000 (ONS Jobs Density, 2010). This includes employees, self employed, government supported trainees and HM forces.
- 5.3.3 The ONS Annual Business Inquiry employee analysis (2008) revealed that there were 41,400 total employee jobs in Stevenage (excluding self-employed, government supported trainees and HM forces). 29,000 jobs were full-time and 12,400 were part-time.
- 5.3.4 The occupational structure of a population can be used to assess the competitiveness of an economy.
- 5.3.5 The figure below outlines the split by occupation of those who live in Stevenage and are in work, based on the new 2011 Census data. The occupational structure of the workforce is linked with the types of industry prevalent within the economy.
- 5.3.6 Within Stevenage, the largest occupation groups in absolute terms are professional occupations (16.0%), but lower than the other benchmark areas.
- 5.3.7 The number of employees in Stevenage in the Elementary sector (11.4%), process, plant & machine operatives (7.4%), sales and customer service (10.0%), personal services (9.8%) and skilled trades (12.1%) are the largest proportions when compared to the other benchmark areas.

5.3.8 Employees in Stevenage in professional / managerial occupations are lower than the rest of the benchmark areas.

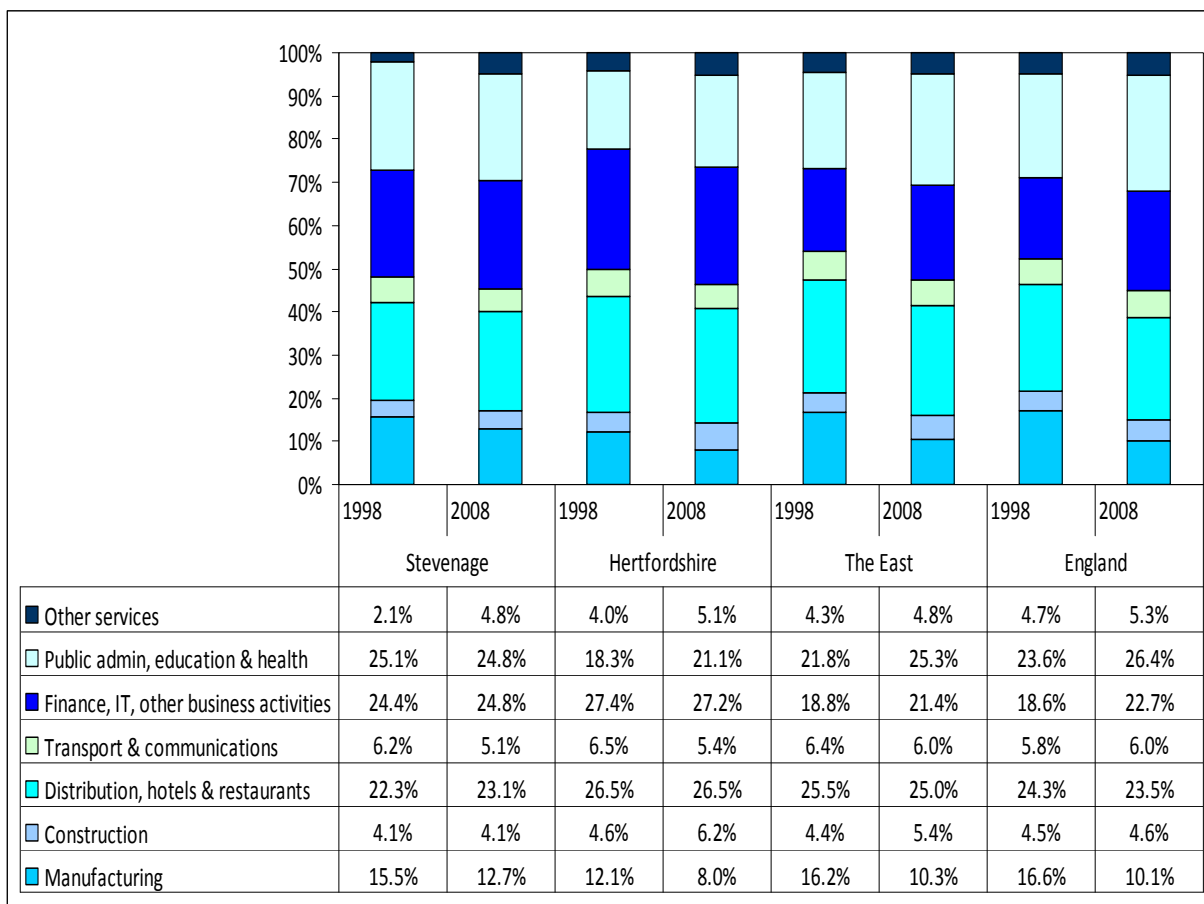
Figure 5-1 Occupational Structure, 2011/2012



Source: Census 2011

5.3.9 The breakdown of employment in Stevenage and the benchmark areas by broad sector, within the 10 year period from 1998 to 2008 is shown below.

Figure 5-2 ABI Employment by Industry Sector, 1998 – 2008



Source: Annual Business Inquiry Employee Analysis, 2008

5.3.10 In 2008, the most important industry sectors within the Stevenage economy in absolute employment terms were public admin, education and health (24.8%), and finance, IT, other business activities (24.8%).

5.3.11 Stevenage has experienced a decline in the manufacturing industry sector of 2.8% between 1998 and 2008, a lower decline than that seen in the other benchmark areas.

5.3.12 There has been an increase in Stevenage of 2.7% in the other services sector from 1998 to 2008 and a slight increase in the distribution, hotels and restaurants sector of 0.8%.

5.4 Labour Supply

5.4.1 It is important to understand the extent to which the working age population is engaged with the labour market. The ONS defines the working age population as 16 to 64.

5.4.2 Labour supply consists of people who are employed as well as people defined as unemployed or economically inactive, who can be considered to be a potential labour supply. Information in this section relates to the characteristics of people living in an area.

5.4.3 At 2010 (ONS mid-year population estimates) there were estimated to be around 41,700 people in Stevenage of working age. This equates to 49.6% of the total population.

5.4.4 Data from the ONS Annual Population Survey (July 2011-June 2012) provides an indication of the number of people in employment (either as an employee or self employed). It also provides an insight into the level of unemployment within an area.

Table 5-1 Employment & Unemployment Rates, 2011-2012 (%)

	Employment Rate*	Unemployment Rate**
Stevenage	77.4	7.9
Hertfordshire	75.4	6.6
East	74.1	6.7
England	70.4	8.1

Source: ONS Annual Population Survey (July 2011-June 2012)

* People who are either a paid employee or self employed and of working age (16-64). Expressed as a percentage of all people in this group

** People without a job who are available to start work.

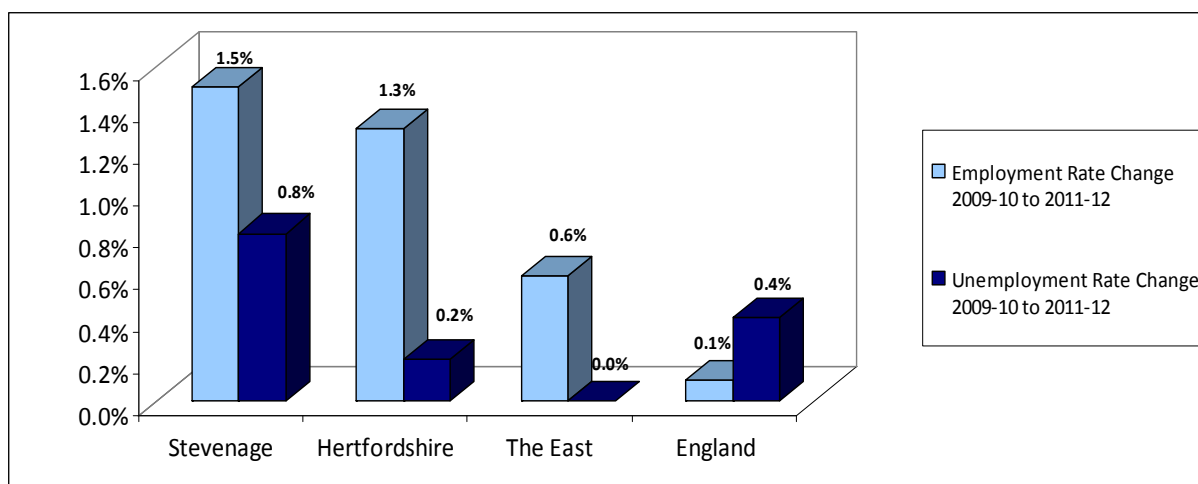
Note: Figures do not add up to 100% due to the exclusion of people unable to work due to reasons such as incapacity

5.4.5 In 2011-2012, Stevenage had an employment rate of 77.4%, higher than the other benchmark areas.

5.4.6 The unemployment rate in 2011-2012 was 7.9%, lower than the national average of 8.1%, but higher than the County and Regional averages.

5.4.7 The figure below shows the differences in employment and unemployment rates from ONS data in July 2010-June 2011 compared with the most up to date data July 2011-June 2012.

Figure 5-3 Employment & Unemployment Rate changes, 2009-2010 - 2011-2012 %

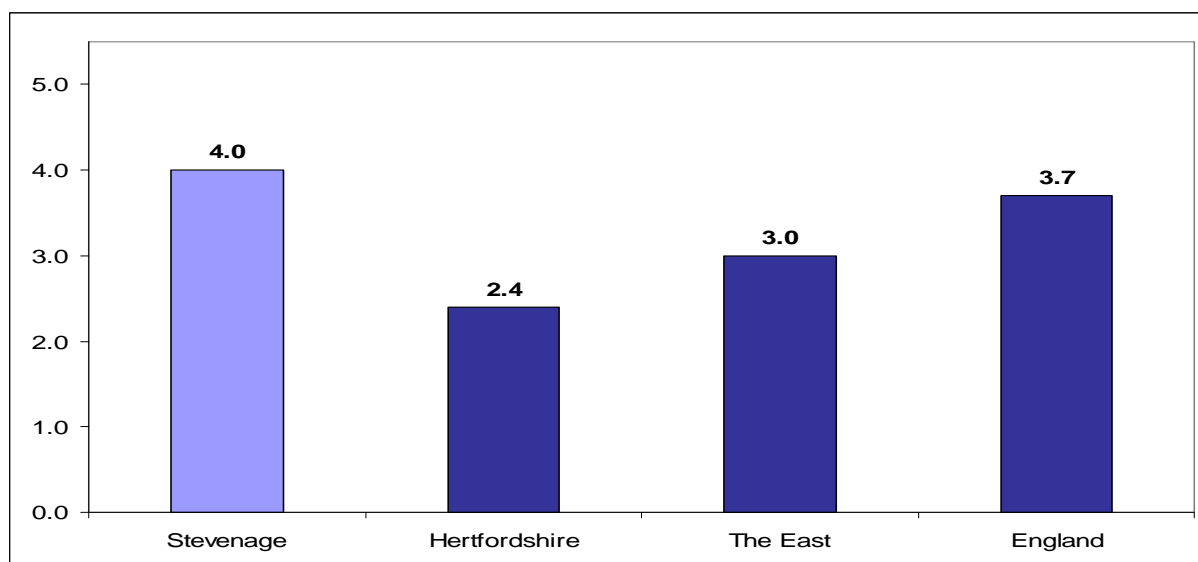


Source: ONS Annual Population Survey 2010-2011 / 2011-2012

5.4.8 Stevenage shows the biggest change in employment and unemployment rates over the 3 year period with a 1.5% increase in employment and a 0.8% increase in unemployment rates.

- 5.4.9 The current economic recession has already had an impact on job losses and forecasts are that a further million people may be made redundant nationally, increasing the jobless total to 3.2 million people.
- 5.4.10 An alternative measure of unemployment is to review the proportion of people claiming Job Seekers Allowance (JSA) (previously known as Unemployment Benefit). JSA is payable to people under pensionable age who are available for and actively seeking work. Due to restrictions in claiming JSA, this figure is likely to understate the true level of unemployment, as some unemployed people seeking work choose not to claim benefits.
- 5.4.11 Figure 5-4 shows the proportion of working age residents in Stevenage and the wider benchmark areas claiming Job Seekers Allowance as at November 2012. Stevenage had a higher level of JSA claimant's rate at 4.0%, compared to the other benchmark areas.

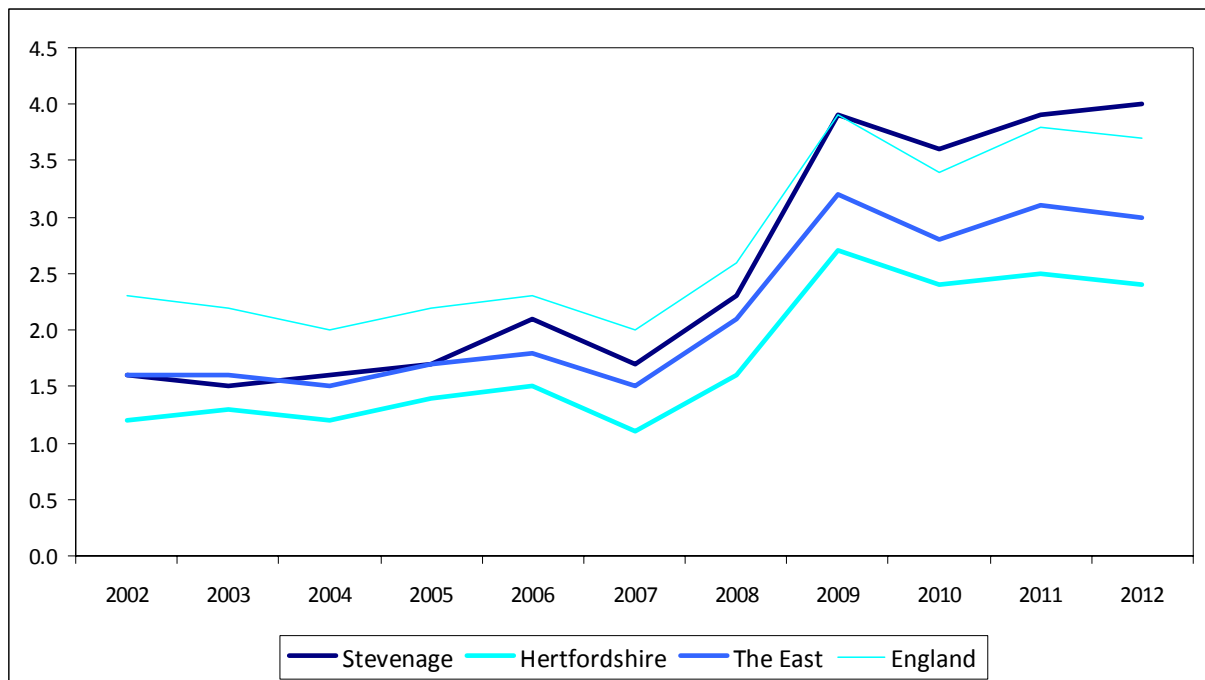
Figure 5-4 JSA Claimant %- July 2012



Source: ONS Claimant Count, November 2012

- 5.4.12 Stevenage has a higher rate of JSA claimant's when we looked at the rate in some of the surrounding areas:-
- East Hertfordshire – 1.8%;
 - North Hertfordshire – 2.4%;
 - St Albans – 1.7%;
 - Welwyn Hatfield – 2.2%.
- 5.4.13 The Department for Work and Pensions (DWP) collects data on the proportion of working age population claiming key benefits.
- 5.4.14 The figure below outlines the rate of key benefit claimants in the ten year period from 2002 to 2012, for Stevenage and the benchmark areas, and shows how the claimant rate (as a proportion of working age population) has changed over the period.

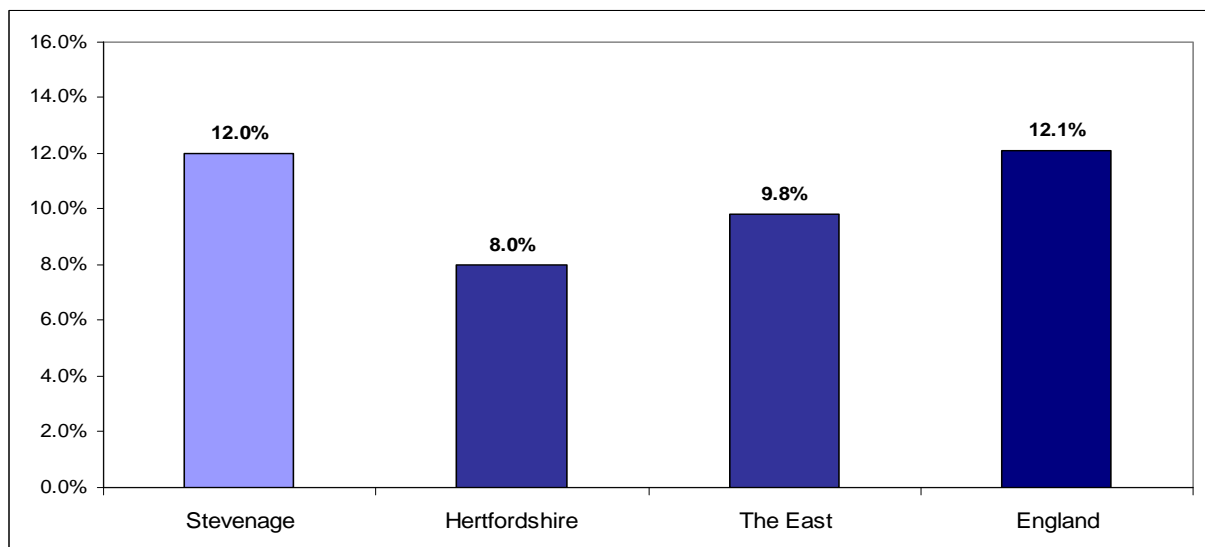
Figure 5-5 Claimant Rate, 2002-2012



Source: Department for Work and Pensions (DWP) benefit claimants, Nov 2002-Nov 2012)

- 5.4.15 The data shows that the level of claimants in Stevenage changed between 0.1% and 0.6% per year from 2002 to 2008 and then in 2009 the level rose by 1.6% to 3.9%. The level fluctuated slightly through to 2012 where the latest figure was around 4.0%.
- 5.4.16 The DWP also collect data on the proportion of working age people claiming key out of work benefits (consisting of job seekers allowance, incapacity benefits, lone parents and others on income related benefits).
- 5.4.17 Stevenage has an out of work benefit claimant level of 12.0%, higher than in Hertfordshire and the East region, but slightly lower than the national level (12.1%).

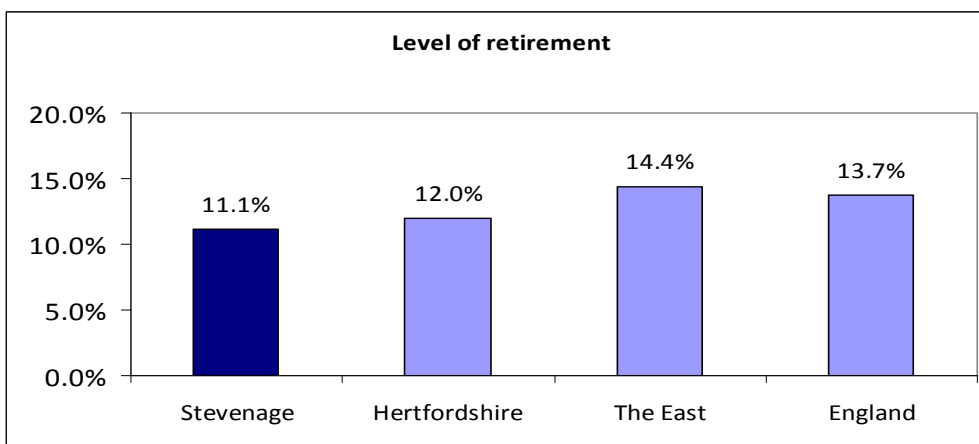
Figure 5-6 Key Out of Work Benefit Claimants (%), February 2012



Source: Department for Work and Pensions (DWP) benefit claimants, (Feb 2012)

5.4.18 Looking at the evidence below Stevenage has a lower level of retired population than the other benchmark areas, according to the 2011 Census.

Figure 5-7 Level of Retired Population 2011 (%)



Source: Crown Copyright © Census 2011

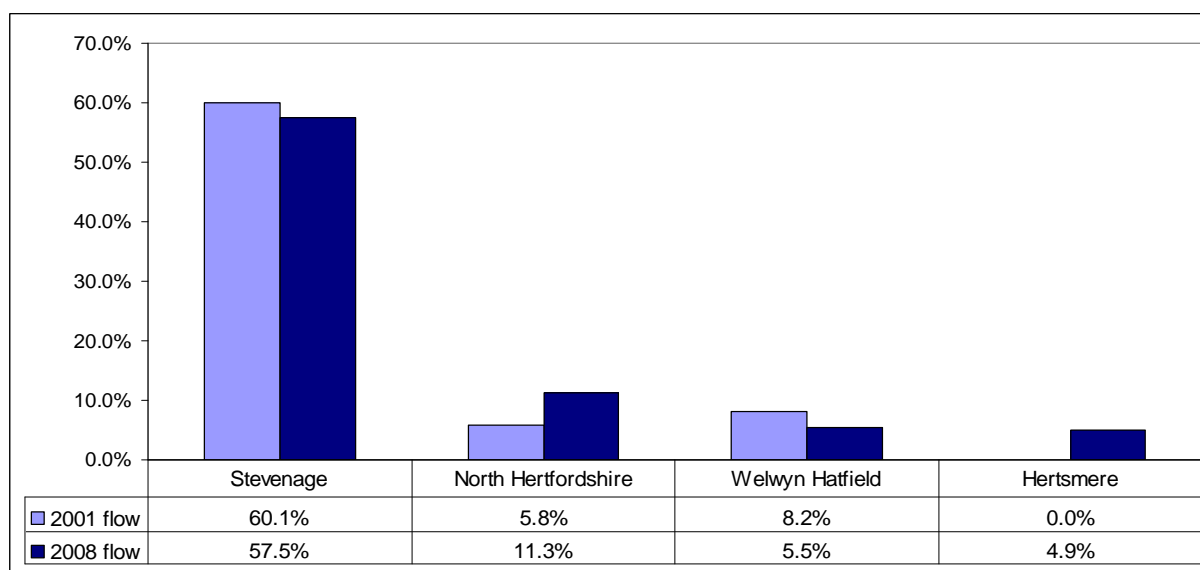
5.5 Commuters

5.5.1 The SHMA Practice Guidance “Identifying Sub-regional Housing Market Areas” Advice Note (Annex to Strategic Housing Market Assessments Practice Guidance) states that it is important when analysing the dynamics of the housing market to assess travel to work patterns.

5.5.2 Travel to work data can provide information about commuting flow and the spatial structure of the labour market which will influence property price and location. It can also provide information about areas within which people move without changing other aspects of their lives.

5.5.3 The following graphs shows more up to date data on commuting flows from the Office of National Statistics website utilising Annual Population Survey data (Jan- Dec 2008) against the Local Labour Force Survey 2001 data.

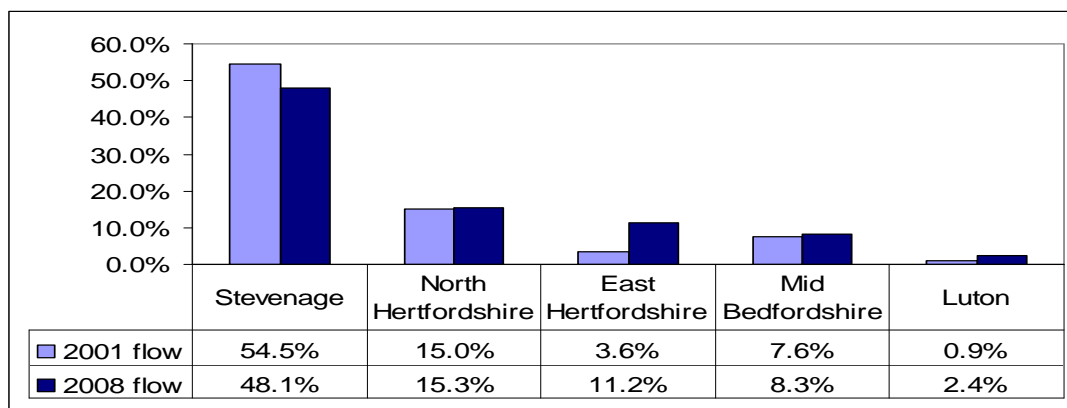
Figure 5-8 Place of Work for Stevenage Residents 2001 and 2008



Source: ONS / APS 2008-LLF 2001

- 5.5.4 The data shows that 57.5% of Stevenage residents also work in Stevenage compared with 60.1% in 2001. The second highest place of work for Stevenage residents is North Hertfordshire at 11.3% in 2008.
- 5.5.5 The next graph shows details on the place of residence for those who work in Stevenage.

Figure 5-9 Place of Residence for Stevenage workers



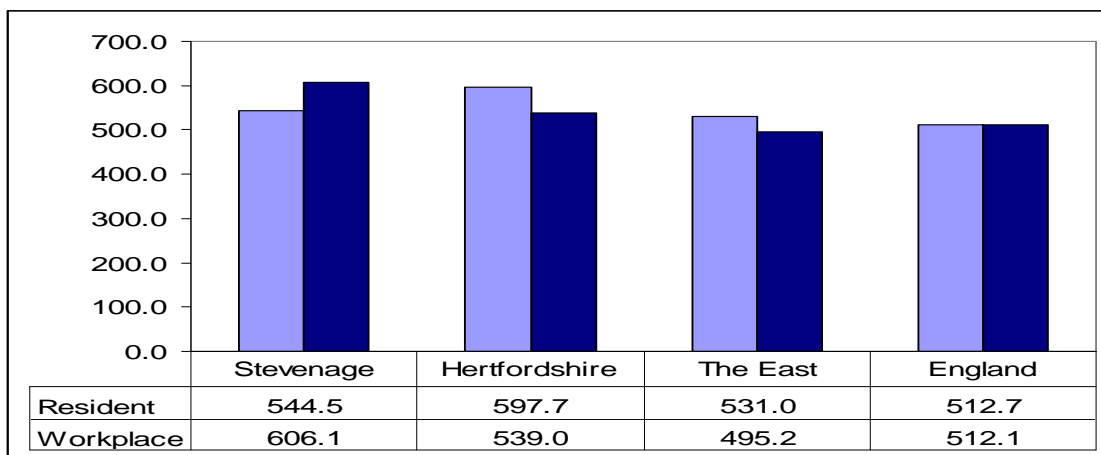
Source: ONS / APS 2008-LLF 2001

- 5.5.6 Almost half of employees (48.1%) working in Stevenage live in the Borough, although this figure has decreased since 2001 by 6.4%. 15.3% live in North Hertfordshire, 11.2% in East Hertfordshire, 8.3% in Mid Bedfordshire and 2.4% in Luton.

5.6 Income

- 5.6.1 Income, and particularly household income, is one of the fundamental determinants of the ability of households to access home ownership or the market rented sector.
- 5.6.2 The figure below shows the average gross weekly pay by workplace (people who work in the area) and residence (people who live and work in the area) from the 2012 Annual Survey of Hours and Earnings (ASHE). ASHE provides information about the levels, distribution and make-up of earnings and hours worked for full-time employees in all industries and occupations.

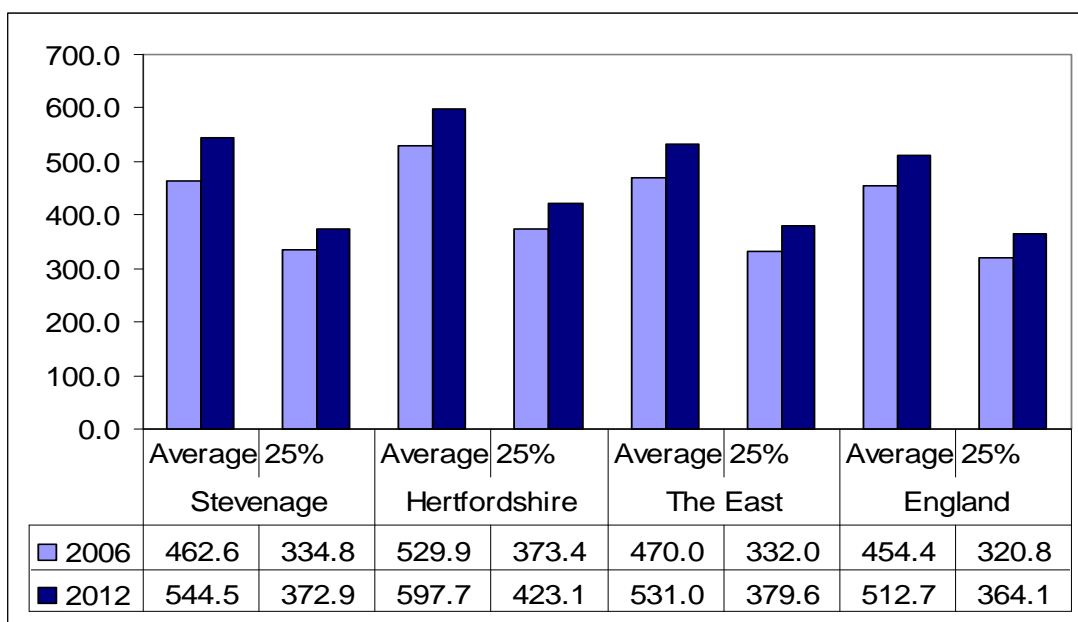
Figure 5-10 Average Gross Weekly Pay, 2012



Source: Annual Survey of Hours and Earnings (2012)

- 5.6.3 The average residence pay in Stevenage is lower than in Hertfordshire but higher than the region and national averages. However, the average workplace pay within Stevenage of £606.1 is much higher than the other benchmark areas. The fact that workplace based income is higher than residence based income suggests that more local households are employed in lower paid occupations. This was also found to be the case in the 2007 North Hertfordshire and Stevenage Strategic Housing Market Assessment (SHMA) Report.
- 5.6.4 The figure below compares the average weekly residence earnings over a six year period from 2006 to 2012, to the lowest quartile weekly earnings (i.e. the bottom 25%). Both the average and the lowest quartile weekly earnings have increased between 2006 and 2012, 15.0% and 10.2% respectively in Stevenage.

Figure 5-11 Average and Lower Quartile Earnings 2006-2012 per week



Source: Annual Survey of Hours and Earnings (2006/2012)

- 5.6.5 The source of income data above assesses individual earnings (ASHE); however data on household incomes is more relevant. CORE (COntinuous REcording) is a system developed jointly by the National Housing Federation (NHF) and the Homes and Communities Agency (HCA). CORE is used to record information on both Registered Social Landlords (RSL) lettings and sales in England.

5.7 Income and Housing Data from the 2013 survey

- 5.7.1 The survey data was gathered through 1,534 postal questionnaires. The response rate on the income question 74.0% from existing households (26,071 implied) and 91.2% from concealed households (2,409 implied). This is a high response to the most sensitive question in a survey questionnaire.
- 5.7.2 The 2000 Good Practice Guidance (page 62) presents a conflict in that having said it is important for surveys to gather income data it then suggests *'it is difficult to estimate the incomes of future concealed households'*.
- 5.7.3 New households at this point may have circumstances which change quickly. It suggests therefore that the incomes of households who recently formed should be examined, although even this is not without difficulty.

- 5.7.4 Particularly in areas where there are shortages of affordable housing and with high house prices, households who accessed the market are only those with adequate income or financial support from parents or family.
- 5.7.5 As the guide states (page 25) 'these are likely to be more reliable, although even here care is needed. Some potential households may not have been able to form owing to lack of suitable, affordable accommodation.'
- 5.7.6 The incomes in this section are based on the total annual **household** gross income, i.e. head of household and their partner.

5.8 Existing Household Savings

- 5.8.1 The following group of tables relate to savings, equity and income of existing households, beginning with a question on savings held which was answered by 86.4% of existing households (30,408 implied).

Table 5-2 Household Savings (existing households)

Question 16a

Savings	%	Cum %
No Savings	38.4	38.4
Under £5,000	23.0	61.4
£5,000 - £10,000	11.9	73.3
£10,001 - £20,000	9.0	82.3
£20,001 - £50,000	8.2	90.5
Above £50,000	9.5	100.0

Source: DCA Stevenage 2013 Housing Needs Survey

- 5.8.2 The data shows that over half of the sample (61.4%) had less than £5,000 in savings. 17.7% had savings in excess of £20,000.

5.9 Equity

- 5.9.1 The next table relates to the level of equity ownership in their home and was answered by 49.8% of owner occupier respondents.

Table 5-3 Level of Equity in Present Accommodation

Question 16b

Level of Equity	%	Cum %
Negative Equity	10.4	10.4
Under - £30,000	13.1	23.5
£30,001 - £50,000	12.8	36.3
£50,001 - £100,000	15.5	51.8
£100,001 - £200,000	31.4	83.2
Above £200,000	16.8	100.0

Source: DCA Stevenage 2013 Housing Needs Survey

- 5.9.2 48.2% of respondents indicated equity ownership of over £100,000. 10.4% of owner occupiers were in negative equity.

5.10 Existing Household Incomes

Table 5-4 Gross Annual Income of all Existing Households
Question 16c

Annual income	All Existing Households	
	%	Cum %
None	8.2	8.2
Below £10,000	13.4	21.6
£10,000 - £25,000	27.4	49.0
£25,001 - £50,000	32.4	81.4
£50,001 - £75,000	12.5	93.9
Above £75,000	6.1	100.0

Note: Excluding benefits / allowances Source: DCA Stevenage 2013 Housing Needs Survey

- 5.10.1 The response rate to the income question from existing households was 74.0% (26,071 implied).
- 5.10.2 This gives a very good indication of the income levels in the Borough. The table shows that 13.4% of households had incomes below £10,000. The total proportion earning below the national average of £24,400 per annum (*assessed by the ONS Economic & Labour Market Review 2012, based on April 2012, the latest data available*) was 47.9%. 18.6% of households stated that they earned over £50,000.
- 5.10.3 35.5% of existing households were in receipt of financial support (12,507 implied cases), a higher level found in recent DCA surveys (around 26%). The results from those responding to a multiple-choice question are set out in Table 5-5 below. On average, each respondent indicated around two forms of financial support.

Table 5-5 Financial Support
Question 16d

Support	Responses %	Households %	N ^{os} . Implied (all choices)
Housing Benefit / LHA	26.3	55.3	6,920
Council Tax Benefit	25.5	53.5	6,691
Disability Allowance	12.9	27.2	3,406
Pension Credits	10.0	21.0	2,631
Working Family Tax Credit	9.5	20.0	2,504
Job Seekers Allowance / ESA	5.7	12.1	1,512
Income Support	5.3	11.2	1,405
Other	4.8	10.0	1,251
Total	100.0		26,320

Source: DCA Stevenage 2013 Housing Needs Survey

- 5.10.4 The main Benefit received amongst the respondents was Housing Benefit / Local Housing Allowance at 55.3%, followed closely by Council Tax Benefit at 53.5%. 27.2% of households received Disability Allowance.
- 5.10.5 21.0% of households responding were in receipt of Pension Credits and 20.0% were in receipt of Working Family Tax Credit.

5.11 Concealed Households

- 5.11.1 A concealed household is someone living within a household wanting to move to their own accommodation and form a separate household (e.g. adult children living with their parents).

5.12 Concealed Households Savings Levels

- 5.12.1 The level of savings held by concealed household is outlined in the table below.

Table 5-6 **Concealed Household Savings**
Question 37b

Savings	%	Cum %
Under £1,000	48.4	48.4
£1,000 - £2,000	14.7	63.1
£2,001 - £20,000	32.1	95.2
£20,001 - £40,000	4.1	99.3
Over £40,000	0.7	100.0

Source: Source: DCA Stevenage 2013 Housing Needs Survey

- 5.12.2 94.5% of concealed households moving responded to a question asking about the level of savings available to meet deposit, stamp duty and legal costs for those intending to buy on their new home.
- 5.12.3 4.8% have savings in excess of £20,000 and 32.1% between £2,000 and £20,000. However 63.1% have less than £2,000 in savings and unless significant support is available from parents they will be limited to the rental sector.

5.13 Concealed Household Incomes

- 5.13.1 A response to the income question was received from 91.2% of concealed households moving within the Borough. The proportion below the £10,000 income band was 20.8%.

Table 5-7 **Gross Annual Income of Concealed Households Moving with the Borough**
Question 37d

Annual Income	All concealed households– 2013 - 2016		
	%	Cum %	N ⁰⁵ implied
Below £10,000	20.8	20.8	484
£10,001 - £25,000	42.3	63.1	984
£25,001 - £40,000	29.4	92.5	683
£40,001 - £60,000	5.4	97.9	126
£60,001 - £75,000	1.3	99.2	30
Above £75,000	0.8	100.0	18

Source: DCA Stevenage 2013 Housing Needs Survey

- 5.13.2 61.4% of concealed households earned below the national average level of £24,400. Low incomes, coupled with a low level of savings will hinder access to the market for concealed households.

- 5.13.3 New forming households were asked if they will receive help with a deposit from their parents or relatives 14.1% said there was no need for help. Of those intending to buy who need help, 41.7% said there was no help available to them. 19.1% said they would get help in the form of a gift and 25.1% by means of a loan.

5.14 Incomes of Recently Formed Households

Table 5-8 Gross Annual Income of Recently Formed Households
Question 15c x 5b

Annual Income	New households formed – 2009 - 2012		
	%	Cum %	N ^{os.} implied
None	5.2	5.2	82
Below £ 10,000	9.7	14.9	153
£10,001 - £ 25,000	23.0	37.9	364
£25,001 - £ 50,000	45.3	83.2	714
£50,001 - £ 75,000	15.3	98.5	242
Above £75,000	1.5	100.0	24

Source: DCA Stevenage 2013 Housing Needs Survey

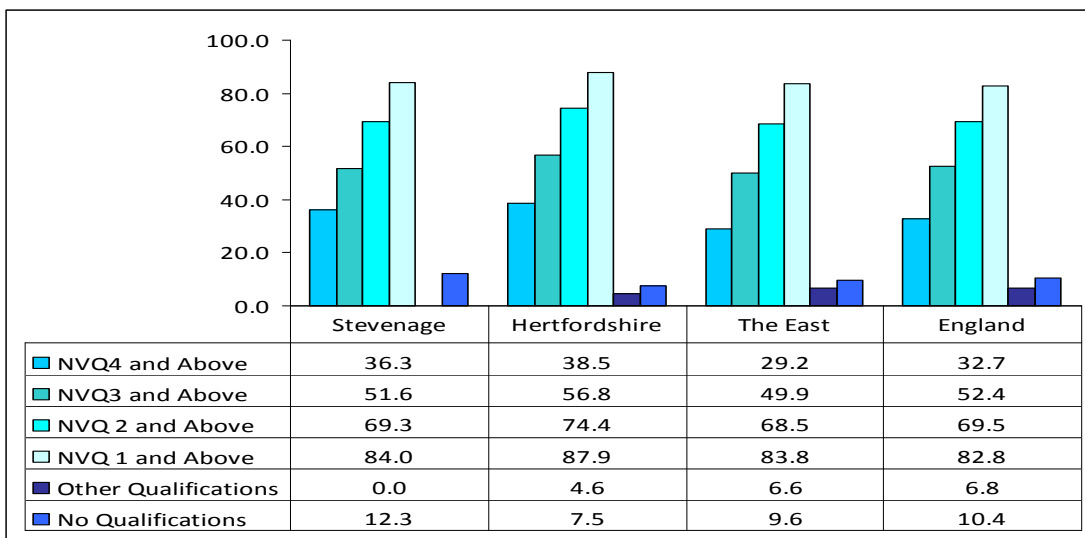
- 5.14.1 62.1% of households who have formed their first home in the past three years have incomes above £25,000. The proportion of recently formed households who earned less than £10,000 was 14.9%, lower than the proportion of concealed households earning below £10,000 (20.8%).

5.15 Skills and Educational Attainment

- 5.15.1 Central to the long term growth and productivity of an economy is the level of workforce skills.
- 5.15.2 In 2011 the number of people of working age in Stevenage with no qualifications was 12.3%, higher than all the other benchmark areas.
- 5.15.3 However, 36.3% of people of working age in Stevenage had an NVQ4 qualification or above compared with just 29.2% in The East and 32.7% nationally.

5.15.4 Figure 5-12 presents the latest qualifications data for the working age population compared to the benchmark areas.

Figure 5-12 Educational Attainment (NVQ) (Jan 2011- Dec 2011)



Source: Annual Population Survey (Jan 2011-Dec 2011) – (0.0 – sample size too small for a reliable estimate) NVQ: National Vocational Qualification.

NVQ 1: Entry level or Pre-GCSE / NVQ2: GCSE or equivalent / NVQ 3: A-level or equivalent / NVQ 4: Degree or equivalent

5.16 Key Points

- In 2010, the total number of jobs in Stevenage was 47,000 (ONS Jobs Density, 2010).
- Within Stevenage, the largest occupation groups in absolute terms are professional occupations (16.0%), but lower than the other benchmark areas.
- In 2008, the most important industry sectors within the Stevenage economy in absolute employment terms were public admin, education and health (24.8%), and finance, IT, other business activities (24.8%).
- At 2010 (ONS mid-year population estimates) there were estimated to be around 41,700 people in Stevenage of working age. This equates to 49.6% of the total population.
- In 2011-2012, Stevenage had an employment rate of 77.4%, higher than the other benchmark areas.
- The unemployment rate in 2011-2012 was 7.9%, lower than the national average of 8.1%, but higher than the County and Regional averages.
- In November 2012 Stevenage had a higher level of JSA claimant's rate at 4.0%, compared to Hertfordshire (2.4%), the East region (3.0%) and the national figure (3.7%).
- Stevenage has a lower level of retired population than the other benchmark areas (11.1%).
- In 2008, 57.5% of Stevenage residents also worked in the Borough compared with 60.1% in 2001.
- The average residence pay in Stevenage is lower than in Hertfordshire but higher than the region and national average. However, the average workplace pay within Stevenage of £606.1 is much higher than the other benchmark areas.
- The 2012 ASHE data shows a median income of £28,076 for Stevenage, around a 14.6% increase on the 2006 figure of £23,970.
- Over half of existing households (61.4%) had less than £5,000 in savings and 63.1% of concealed households have less than £2,000 in savings.
- 10.4% of owner occupiers were in negative equity. 48.2% indicated equity ownership of over £100,000.
- 47.9% of existing households and 61.4% of concealed households earn below the national average of £24,400 per annum.
- 55.3% of existing households were in receipt of Housing Benefit / LHA.
- In 2011 the number of people of working age in Stevenage with no qualifications was 12.3%, higher than all the other benchmark areas. However, 36.3% of people of working age in Stevenage had an NVQ4 qualification or above, the second highest across all the benchmark areas.

6 THE ACTIVE MARKET

6.1 Key Findings

- The Land Registry data for the South East Region at the third quarter 2012 showed an increase over the year from Q3 2011 of 3.0%.
- The average house price in Stevenage in quarter 3 2012 was £190,002, ranging from £128,536 for a flat / maisonette to £366,462 for a detached property.
- The data shows that the average house prices in Stevenage are in line with the average house prices in Luton and in Central Bedfordshire.
- Over the five year period 2007 to 2012, the average property price in Stevenage has decreased by around 1.2%.
- Entry level stock in the Borough is considered to be flats / maisonettes. Property prices start at £79,995 for a 1-bedroom flat and £99,950 for a 2 bedroom flat in Stevenage.
- The private rented sector entry level rents start from £495 per month for a 1 bedroom flat and £675 per month for a 2 bedroom flat.

6.2 Introduction

- 6.2.1 This section provides an analysis of indicators of housing market activity to provide an understanding about changes in demand over time and to identify any pressure points within the Borough.
- 6.2.2 Sources of data utilised are:-
- HM Land Registry Data 2007 – 2012 annual;
 - The Bank of England Industry Wide Figures;
 - The Council of Mortgage Lenders (CML);
 - 2013 DCA Estate Agency Survey data;
 - Hometrack Data.
- 6.2.3 Since 2007, the UK market has seen a crisis in economic terms starting with insecurity in the financial markets following the sub-prime mortgage crisis beginning in the American market. This led to a fall in house prices throughout the UK which has left recent purchasers, particularly first-time buyers and those on 100% mortgages with negative equity.
- 6.2.4 The information below sets the context for the key issue of the affordability of housing in the area, and in particular the analysis can be related to the problems of low income evaluated through the 2013 household postal survey.

6.3 The Current National Market Outlook

- 6.3.1 The latest monthly National Housing Survey published in December 2012 by Hometrack predicts average UK house prices to fall by a further 1% in the 12 months to December 2013.
- 6.3.2 The outlook for the housing market is being driven by weak levels of demand, as slow economic growth impacts on (rising) unemployment and squeezes disposable household incomes.
- 6.3.3 The real growth story in the housing sector for 2012 is in the rental market where demand will remain strong. There is however a limit as to how high rents can go. Hometrack forecast that rental growth will slow in 2013 increasing by 1-2% outside London. Given the pressure on household incomes it is impressive that rents should continue to rise and Hometrack's view is that the driver of rental growth is increased demand rather than the capacity of tenants to pay more out of existing incomes.
- 6.3.4 Overall low interest rates will continue to support a struggling market but the overall outlook is for prices to fall, with rentals increasing.

6.4 National Housing Supply and Turnover

- 6.4.1 Overall the supply of housing for sale grew by 16% over 2012, with all the growth coming from February– August. However due to uncertainty over the economic outlook, the number of would-be buyers prepared to sell has fallen. In December 2012 the number of homes coming to the market fell by 3.1%.
- 6.4.2 The time on the market has remained at a similar level in the past few months and currently stands at 9.7 weeks (December 2012).
- 6.4.3 Around the UK, the time taken to sell ranges from 5.9 weeks in Greater London to a high of 12.2 weeks in the North West. Time to sell in the South East is around 8 weeks.
- 6.4.4 The proportion of the asking price achieved at national level has remained largely unchanged over the year tracking in the range of 92% - 93%. In the South East the level is around 93.9% as at December 2012.

6.5 Current National Prices

- 6.5.1 Average prices in the UK moved downwards by 0.3% over the year (December 2011-December 2012), this compared to a 1.6% decrease in 2010. In the London market house prices remain the same, the first time this year prices have not increased in the capital.
- 6.5.2 In December 2012 around 20% of postcodes registered a price increase in prices over 2012, up from 12% in 2011. Where as 66% registered a decrease in price over the year.
- 6.5.3 New buyer registrations in the second part of 2012 (July to December) show a decrease with the number of new buyers falling by 12.3% overall.
- 6.5.4 There was a 0.9% decrease in the number of sales agreed in December compared with a 5.4% increase in November.

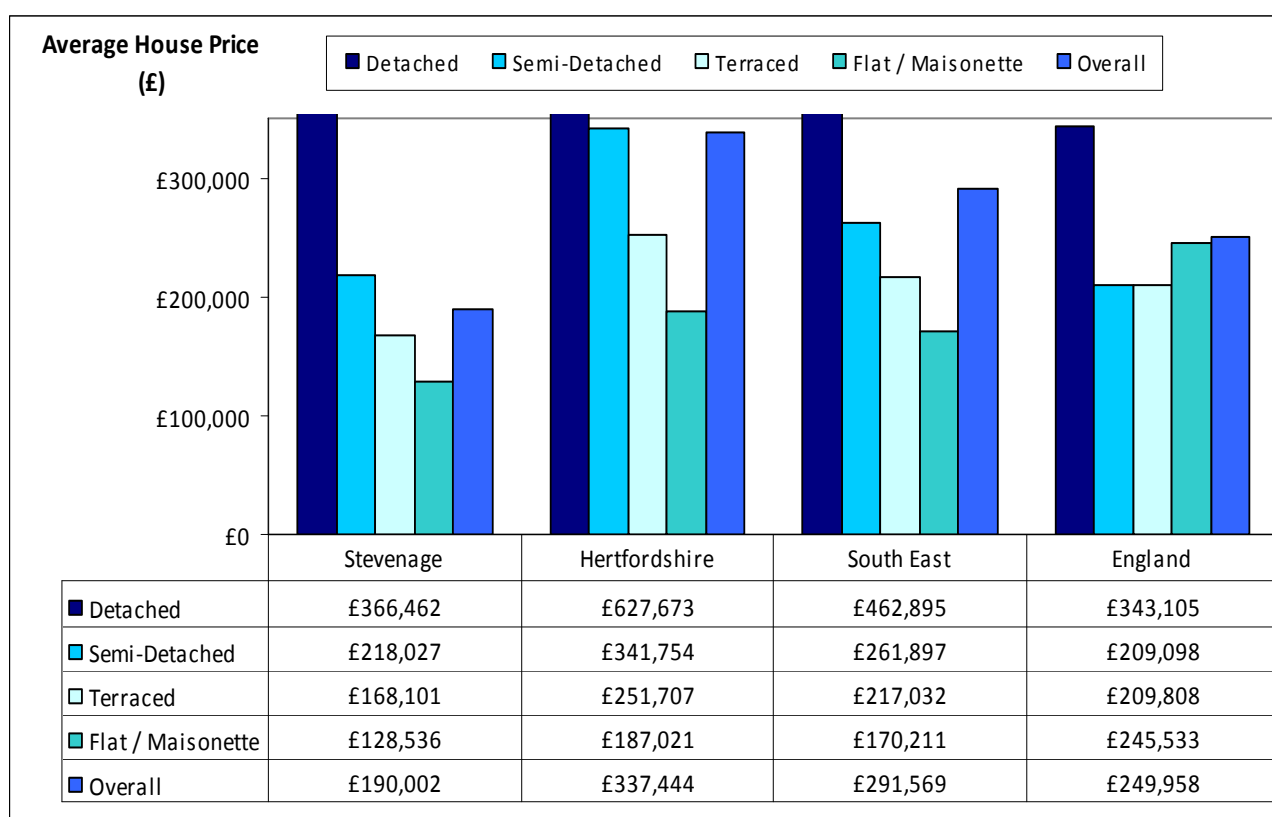
6.6 Regional Picture

- 6.6.1 The Land Registry data for the South East Region at the third quarter 2012 showed an increase over the year from Q3 2011 of 3.0%.
- 6.6.2 Sales in the region over the same period fell by 5.3%, 44,411 sales in Q3 2012 compared with 46,763 in Q3 2011.
- 6.6.3 The highest level of sales in the region in Q3 2012 was for detached properties, followed by terraced properties.

6.7 Average House Prices

- 6.7.1 The latest data on average house prices during the 3rd quarter of 2012 from Land Registry is summarised in Figure 6-1 below.

Figure 6-1 Average House Prices by Type, Q3 2012

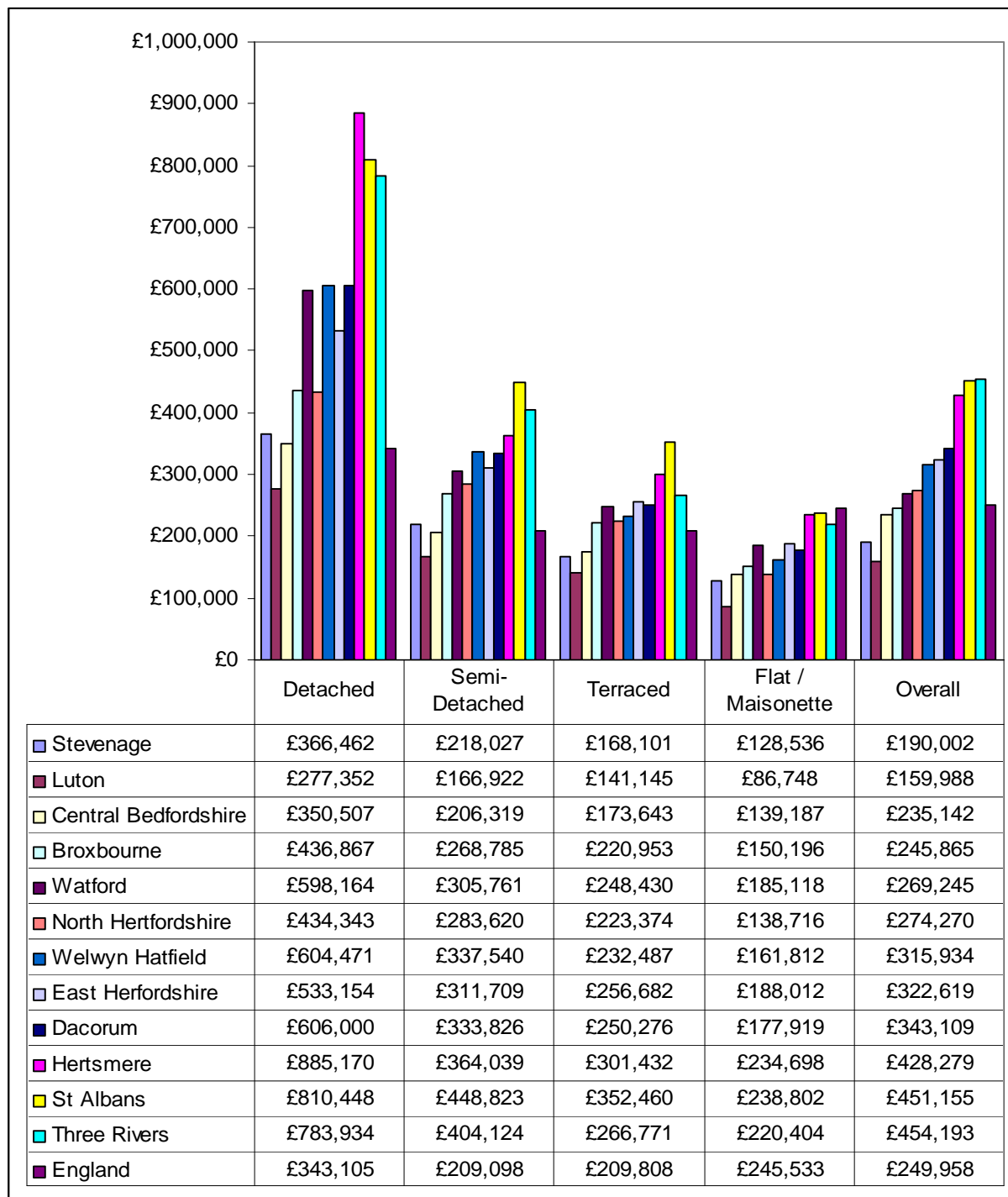


Source: Land Registry Residential Property Price Report, Quarter 3 2012, © Crown Copyright

- 6.7.2 The average property price in Stevenage is £190,002, much lower than the other benchmark areas. The highest overall house price was for Hertfordshire (£337,444), 25.9% higher than the national average house price.

6.7.3 The following graph shows the average property prices in Stevenage in comparison with other local authorities.

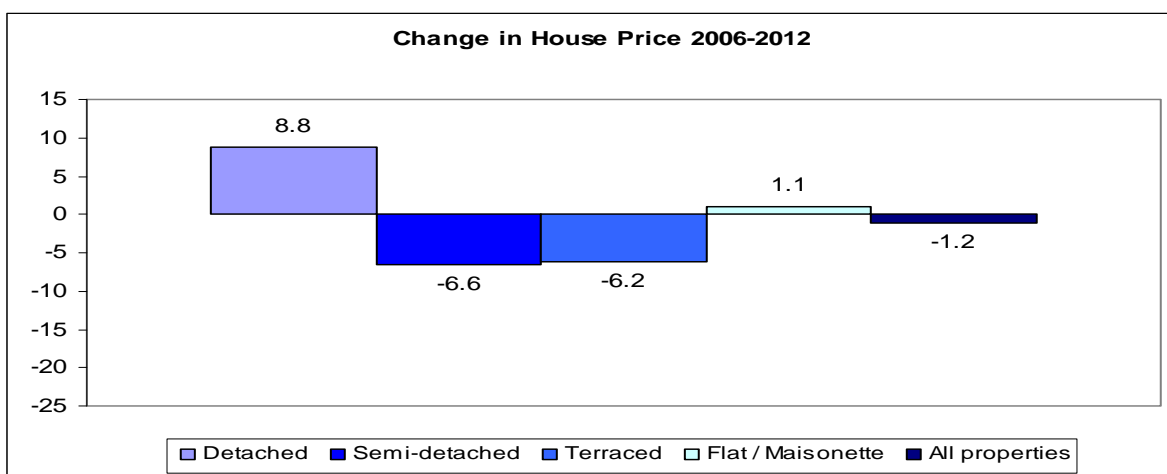
Figure 6-2 Comparisons of Average House Prices by Type, Q3 2012



6.7.4 The data shows that the average house prices in Stevenage are in line with the average house prices in Luton and in Central Bedfordshire. The house prices in Broxbourne, although slightly higher are not too dissimilar. The overall prices from Watford onwards in the graph start to increase quite significantly.

- 6.7.5 Figure 6-3 below examines the change in average house prices for Stevenage as recorded by the Land Registry annually from 2007 to 2012. We have used 2007 Land Registry data as a comparison because this is the data used in the previous SHMA report. The data is broken down by property type.
- 6.7.6 Over the five year period 2007 to 2012, the average property price in Stevenage has decreased by around 1.2%.
- 6.7.7 Detached houses have seen a rise in prices of 8.8% but semi-detached properties show a decrease of 6.6%. Terraced properties have also seen a decrease in price over the five year period of 6.2%.
- 6.7.8 Flats / maisonette have seen a slight increase of 1.1% over the five year period.

Figure 6-3 Change in House Prices between 2007 and 2012

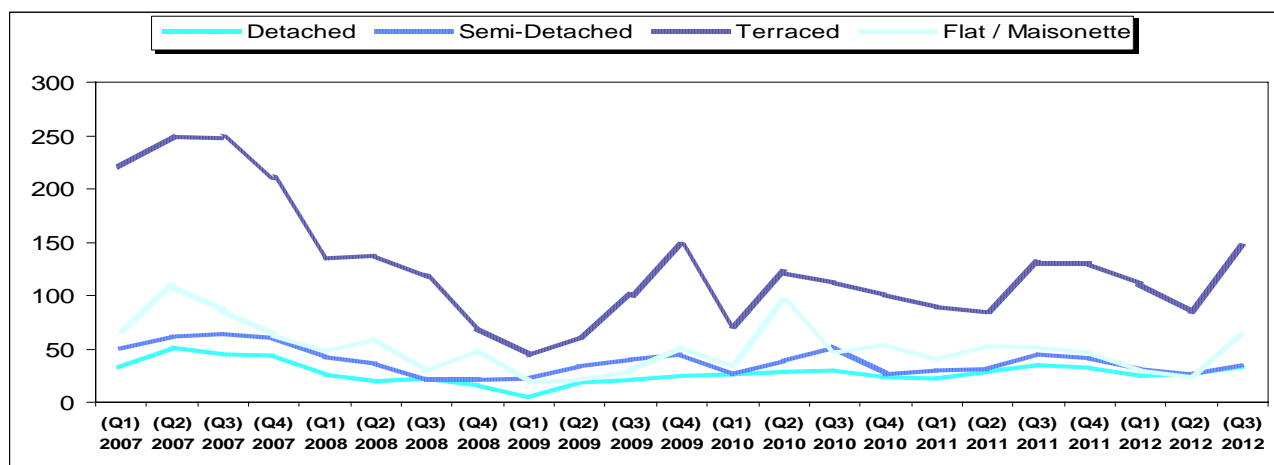


Source: Land Registry Residential Property Price Report 2007 to 2012, © Crown Copyright

6.8 Volume of Sales

- 6.8.1 The graph below shows the sales transactions in Stevenage by property type for the five year period 2007 – 2012.

Figure 6-4 Stevenage Sales by Type (2007-2012)



Source: Land Registry Residential Property Price Report 2007 to 2012, © Crown Copyright

- 6.8.2 The volume of sales in Stevenage between Q1 2007 (401) and Q3 2012 (278) has decreased by 44.2%.

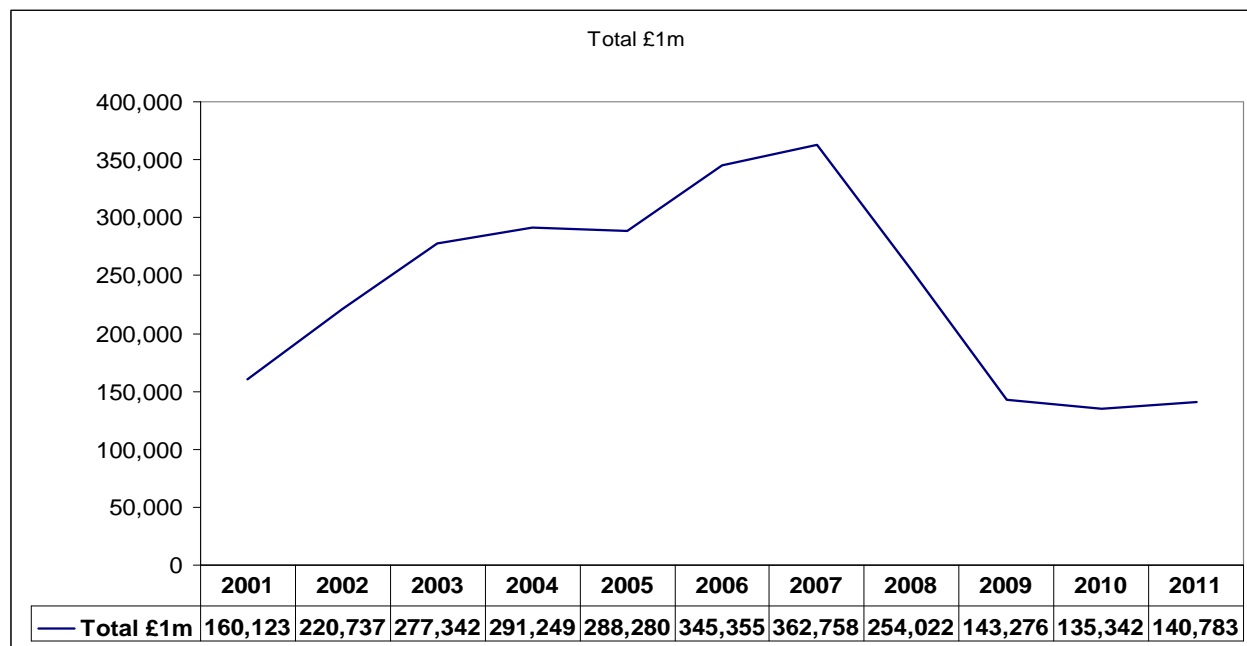
- 6.8.3 The largest decrease in terms of property type over the five year period was terraced properties at 33.6%, followed by semi-detached properties at 29.4%, flats & maisonettes at 7.5%. Detached properties showed an increase in sales over the five year period of around 3.0%.

6.9 The UK Mortgage Market

- 6.9.1 The mortgage market has traded in a very narrow range for the last couple of years. During the summer months this year there were some signs of an underlying improvement in volumes of lending but the onset of the Euro crisis and disappointing UK economic growth figures have dampened any prospect of recovery.
- 6.9.2 House prices and transactions are expected to fall further in 2013. Assuming the economic picture improves by early 2013 this should allow some firming up in prices but actual volumes of sales are expected to remain low as lenders continue to focus on quality of the asset rather than volume growth in lending.
- 6.9.3 Gross mortgage lending is still forecast to decline to £132bn in 2012 before rising gradually back to more normal level by 2015/2016.
- 6.9.4 The Council of Mortgage Lenders' (CML) members are banks, building societies and other lenders who together undertake around 94% of all residential mortgage lending in the UK. They produce statistics research and public commentary on the market and the issues facing lenders.
- 6.9.5 The CML forecasts for 2013-14 states "Activity levels in 2012 have been better than we expected, with better than expected mortgage credit availability and a relatively strong end to 2011 which persisted into the early months of 2012.
- 6.9.6 The Funding for Lending Scheme (FLS) is likely to be a key factor in influencing short-term market developments. The FLS appears to be making an early positive contribution to mortgage pricing and credit availability and the view is it will improve lending activity through 2013.
- 6.9.7 Whilst the central forecast is for a gentle underlying improvement in activity over the next two years, there are also key market risks which are predominantly on the downside. The biggest concern continues to be that of a disorderly break-up of the Eurozone, although the possibility of this seems to have reduced somewhat over the past year."
- 6.9.8 Gross mortgage lending in November 2012 was an estimated £12.9 billion, according to the Council of Mortgage Lenders. This represents a 0.8% rise from £12.8 billion in October but 3.9% lower than the total of £13.3 billion in November 2011.

6.9.9 The figure below shows the difference in gross mortgage lending over the past 11 years.

Figure 6-5 Gross Mortgage Lending



Source: CML Research, Bank of England

6.9.10 The following table shows the details for house purchase loans and re-mortgage loans from October 2011 to October 2012.

Table 6-1 Loans for house purchase and re-mortgage October 2011 – October 2012

	Number of house purchase loans	Value of house purchase loans £m	Number of re-mortgage loans	Value of re-mortgage loans £m
October 2012	49,500	7,300	26,900	3,500
Change from September 2012	13.8%	10.6%	11.6%	9.4%
Change from October 2011	10.2%	10.6%	-13.8%	-10.3%

Source: CML October (Data released 12 December 2012)

6.9.11 The number of house purchase loans increased between October 2011 and October 2012 by 10.2%. The number of re-mortgage loans decreased by 13.8% between October 2011 and October 2012, but rose by 11.6% from the previous month (September 2012).

6.9.12 The small up-tick in remortgage lending suggests that the Funding for Lending scheme may be starting to have an early effect on remortgage lending, after subdued activity early in the year. The scheme has the potential to boost remortgage lending activity more quickly than house purchase due to the longer lag time in buying a property.

6.9.13 The latest data on loans specifically to first-time buyers (FTB) is outlined below.

Table 6-2 Loans to first-time buyers October 2011 – October 2012

	Number of loans	Value of loans £m	Average loan to value	Average income multiple	Proportion of income spent on interest payments	Proportion of income spent on capital and interest payments
October 2012	20,000	2,500	80%	3.23	13.5%	20.0%
Change from September 2012	14.3%	13.6%	80%	3.26	13.7%	20.0%
Change from October 2011	19.0%	19.0%	80%	3.23	12.2%	19.5%

Source: CML October (Data released 12 December 2012)

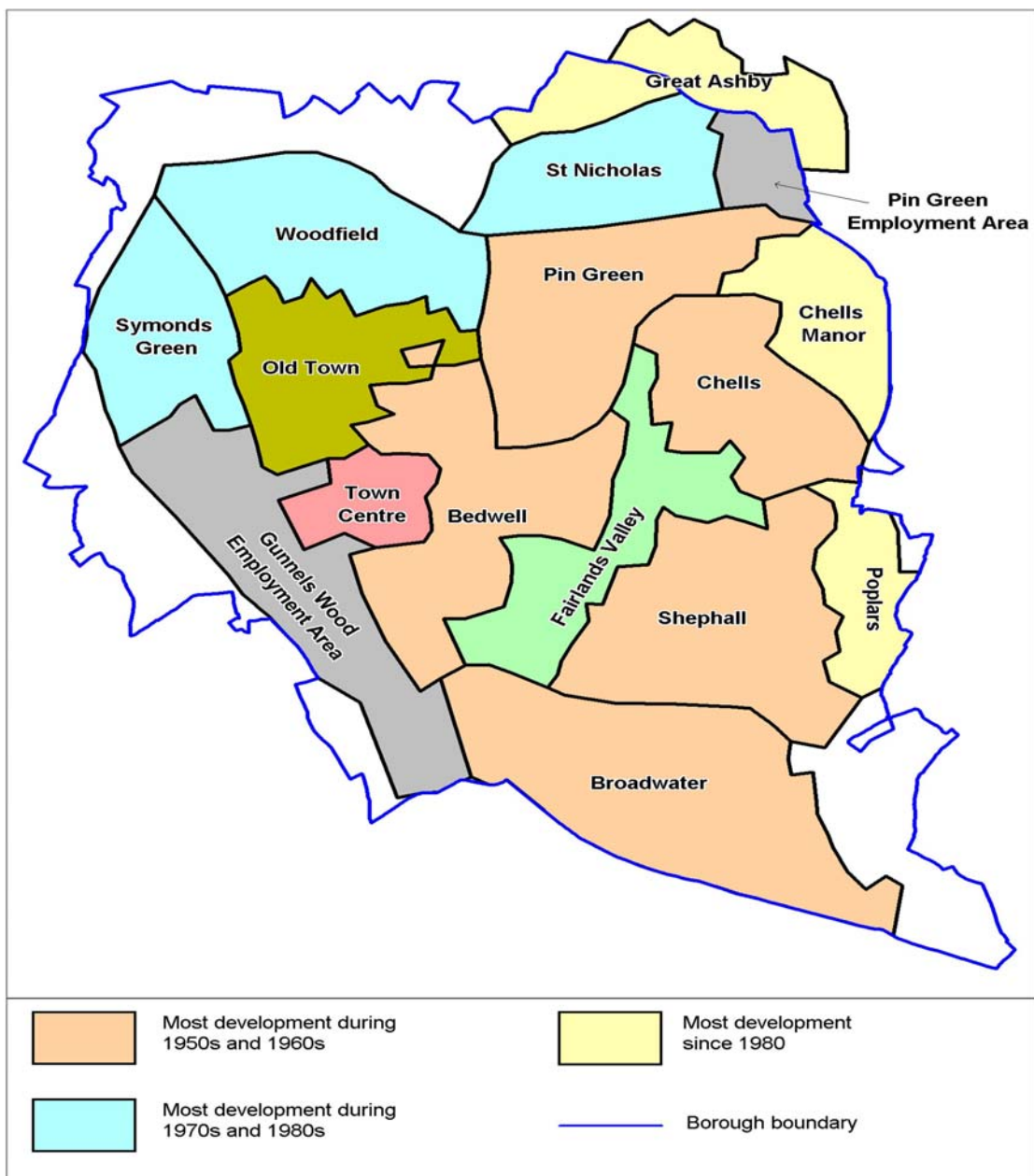
- 6.9.14 There were 20,000 loans advanced to first-time buyers in October 2012, a rise of 19.0% from October 2011, and an increase of 14.3% from the previous month (September 2012).
- 6.9.15 First-time buyers continued to favour properties priced between £125,000 and £250,000 in October, with 49% buying properties in this band. The percentage of income consumed by initial mortgage interest and capital repayments was unchanged at 20.0%, remaining more favourable than in 2007 when total capital and interest payments typically consumed closer to 25% of first-time buyer income.
- 6.9.16 The typical first time buyer in October 2012 had a deposit of 20% and they borrowed 3.23 times their income.
- 6.9.17 Some lenders are offering a 90% mortgage which have high arrangement fees in excess of £700, some as high as £1,500. The reality is the lower the deposit, the higher the interest rate.
- 6.9.18 Nationally the number of FTB's has fallen from 181,500 in the first 6 months of 2007 to 86,000 in the first half of 2011. The average FTB deposit in the first six months of 2011 was £27,719; this was more than double the average of £12,874 in 2001.
- 6.9.19 The average age of an FTB is 29. The CML estimate that 84% of FTBs under 30 had help with their deposit in 2010 compared with 38% in 2005. However for those without financial support from family CML data estimates that the average age has risen from 28 to 31 over the same period.
- 6.9.20 According to a new report commissioned by the Halifax more First Time Buyers are put off from applying for a mortgage through fear of rejection. 64% of non-homeowners believe they have no prospects whatsoever of buying a home therefore creating a generation of renters.
- 6.9.21 The report revealed wide spread pessimism about lenders and the mortgage application process with 84% of FTB's being put off by a belief that banks do not want to lend to them and find excuses to turn them down. 92% see it hard for FTB's to get a mortgage, with 60% seeing it as very hard or virtually impossible.

6.10 Stevenage Market Sub-Area Breakdown

6.10.1 The Borough has been divided into four sub-areas to analyse house prices and rental costs locally in the areas outlined below.

Sub-Areas	Wards contained within
North West	Old Town, Symonds Green, Woodfield
North East	Martins Wood, Pin Green, St Nicholas
Central	Bedwell, Chells, Manor Wards
South	Bandle Hill, Longmeadow, Roebuck, Shephall

6.10.2 There is also a map on the following page that shows the different neighbourhoods of Stevenage.



Source: Stevenage Borough Council

6.11 Entry Sales Levels

- 6.11.1 Entry to the market is clearly dependent on availability, a factor which is particularly critical for low income households who can only enter the market in any numbers where there is an adequate supply of affordable homes.
- 6.11.2 First-time buyers as new entrants to the housing market do not purchase houses at average prices as they do not have average incomes. Although average prices are useful for comparisons in general they are not the purchase levels used in assessing the ability of households to enter local markets.
- 6.11.3 In broad terms new purchasers of either flats or terraced properties buy in the lowest quartile of prices i.e. the bottom 25%.
- 6.11.4 An internet search of the local estate agents was undertaken to ascertain the cost of the cheapest units available i.e. the lowest quartile stock costs in the four sub-areas.
- 6.11.5 The entry level stock in the Borough is considered to be flats / maisonettes as they are the cheapest units with an adequate level of supply for sale to concealed households.

Table 6-3 Entry Sales Levels (£) in Stevenage– December 2012

	1 Bed Flat	2 Bed Flat	2 Bed Terraced	3 Bed Terraced	2 Bed Semi-Detached	3 Bed Semi-Detached
North West	107,500	130,000	174,950	169,950	210,000*	239,995
North East	82,500*	130,000	153,950	169,995	174,995*	265,000
Central	79,995*	117,250	145,000	174,995	167,000	175,000
South	86,950	99,950*	146,950	159,995	185,000*	199,995
Borough-Wide	92,500	119,995	153,950	169,950	174,995	200,000

Source: DCA Housing Market Survey December 2012

* Caution Low Sample

- 6.11.6 Although the average price of flats / maisonettes in Stevenage according to the Land Registry survey is £128,536, entry sales levels vary across the Borough with the lowest entry prices, starting at around £82,500 for a 1-bedroom flat/maisonette in the North East sub-area, rising to £130,000 for a 2-bedroom terraced property in the North West and North East sub-areas.
- 6.11.7 3 bedroom terraced properties start at £159,995 in the South rising to £174,995 in the Central sub-area.
- 6.11.8 2 bedroom semi-detached properties start from around £167,000 in the Central sub-area rising to £210,000 in the North West sub-area. 3-bedroom semi-detached properties start at £175,000 in the Central sub-area rising to £265,000 in the North East sub-area.

6.12 Purchase Income Thresholds

6.12.1 The cheapest entry levels (lowest quartile) of the smallest units were assessed to enable threshold income levels to be calculated. These are based on 95% mortgage availability and a 3.5 x gross income lending ratio for single earner households and 2.9 x gross household income for dual income households, these levels are recommended in the 2007 Strategic Housing Market Assessments – Practice Guidance (page 42).

6.12.2 However, in the current climate in reality there are few lenders that will grant a 95% mortgage with the majority requiring around 20% deposit. 63.1% of concealed households earn less than £25,000 and 95.2% have less than £20,000 in savings. They are unlikely to gain a mortgage and if they secured a mortgage they are likely to need help from parents / relatives to pay a deposit.

6.12.3 Table 6-4 and Table 6-5 below outline the income ranges needed to enter the market in the 4 sub-areas for single and dual income households.

Table 6-4 Single Income Thresholds (£)

Area	Income Thresholds (£)		
	1 bed Flat	2 bed Flat	2 bed Terraced
North West	29,200	35,300	47,500
North East	22,400*	35,300	41,800
Central	21,700*	31,800	39,400
South	23,600	27,100*	39,900

Source: DCA House Price Survey December 2012; figures rounded to nearest hundred

*low sample

Table 6-5 Dual Income Thresholds

Area	Income Thresholds (£)		
	1 bed Flat	2 bed Flat	2 bed Terraced
North West	35,200	42,600	57,300
North East	27,000*	42,600	50,400
Central	26,200*	38,400	47,500
South	28,500	32,700*	48,100

Source: DCA House Price Survey December 2012; figures rounded to nearest hundred

*low sample

6.12.4 The cheapest entry level property requires an income of £21,700 (single) / £26,200 (dual) in the Central sub-area.

6.12.5 53.8% of concealed households forming earn below this amount to access as a single income household. The ability of concealed households to access the market within the Borough is clearly very limited.

6.12.6 The household survey asked concealed households what level of mortgage they were prepared to pay for their first home.

Table 6-6 Maximum Monthly Mortgage of Concealed Households

Question 37a

Monthly Mortgage	All concealed households moving	
	%	Cum %
Below £300	22.5	22.5
£301 - £350	26.0	48.5
£351 - £430	18.4	66.9
£431 - £650	19.0	85.9
£651 - £865	9.0	94.9
Above £865	5.1	100.0

Source: DCA Stevenage Housing Survey 2013

6.12.7 48.5% of concealed households said they could not afford to pay more than £350 a month, 66.9% more than £430 per month.

6.13 Hometrack Data

6.13.1 Stevenage Borough Council created a temporary password which allowed us access the Hometrack website so we could obtain various data in relation to house prices and sales within the Borough.

6.13.2 The lowest quartile overall house price for the Borough according to Hometrack data in December 2012 is £150,000, which is very similar to level found in the DCA house price survey carried out in December 2012 (£151,898).

6.13.3 The Lowest Quartile property prices by type according to Hometrack are shown in the table below along with the prices from the DCA House Price Search.

Table 6-7 Lowest Quartile House Price Comparison (December 2012)

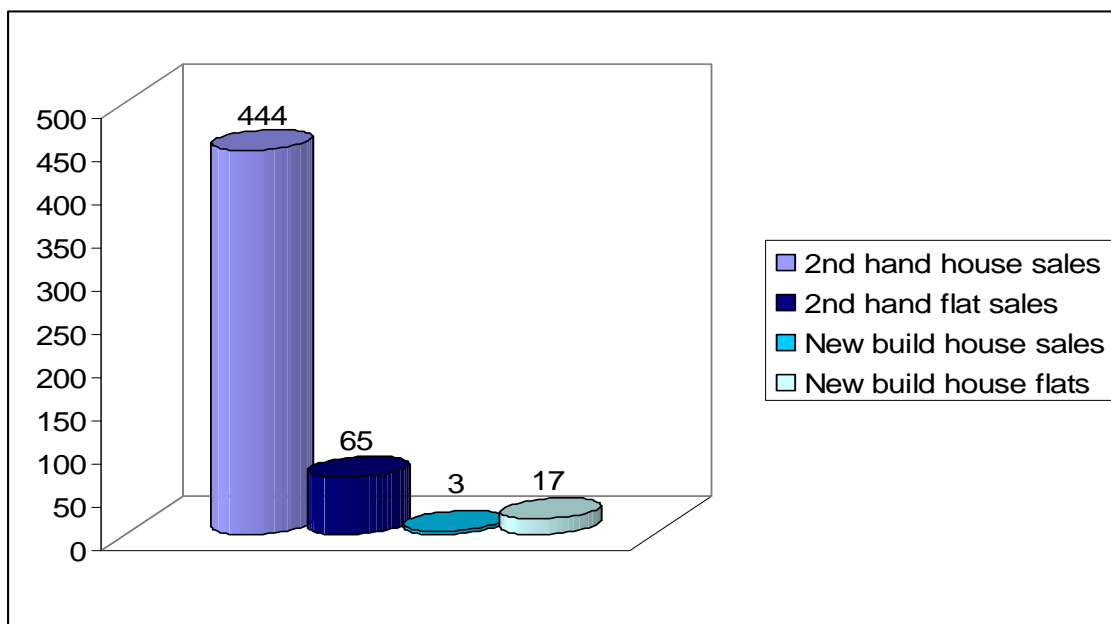
	Hometrack	DCA House Price Search
Flat / Maisonette	100,000	106,248
Terraced	151,000	161,950
Semi-detached	184,995	187,498
Detached	250,000	n/a
Overall	150,000	£151,898

6.13.4 Both sets of figures are very similar across all house types.

6.13.5 Hometrack states that there were a total of 529 sales in Stevenage in 2012, which equates to 1.6% of the private housing stock, compared to a regional average of 2.0%.

6.13.6 The breakdown of new and second hand sales by broad type are shown in the following graph.

Figure 6-6 Sales by Broad Type (December 2012)



6.13.7 The data shows that 94% of sales in the Borough in 2012 were for 2nd hand house sales. This is a normal pattern and the expectation would be for 90% of sales to be from turnover of the existing stock.

6.14 The Private Rented Sector

- 6.14.1 DCA undertook a survey of the main estate / letting agents in each area to gather data on the entry rent levels for each sub-area, set out below. Some property types had low levels of supply and the data should be treated with caution.

Table 6-8 Average and Entry Rent Levels, December 2012 (£ p/m)

Property Type	North West		North East		Central		South		Borough-wide	
	Average	Entry	Average	Entry	Average	Entry	Average	Entry	Average	Entry
1-Bed Flat	600	550	545	500	554	495	565	550	570	550
2-Bed Flat	799	700	755*	725*	699	675	699	675	755	695
2-Bed Terraced	743	750	733	725	739	695	759	725	745	725
3-Bed Terraced	826*	800*	889	850	849	830	838	795	852	825
2-Bed Semi-detached	838*	825*	785*	775*	785*	775*	778*	750*	794	760
3-Bed Semi-detached	923*	850*	907*	800*	907*	895*	907*	875*	910	875

* Low level of data

Source: DCA Housing Market Survey December 2012

- 6.14.2 Entry rental costs (the lowest quartile averages) in the private rented sector vary by location within the Borough.
- 6.14.3 The private rented sector entry level rents start from £495 per month in the Central sub-area, rising to £550 in the South and North East sub-areas for a one bedroom flat, the smallest unit. A 2-bedroom flat ranges from £675 per month in the Central and South sub-areas rising to £725 in the North East.
- 6.14.4 In the case of 2-bedroom terraced houses, entry rent levels range from £695 per month in the Central sub-area, rising to £750 in the North West. 3-bedroom terraced rents start from £795 month in the South, rising to £850 in the North East.
- 6.14.5 Entry level rents for 2-bedroom semi-detached homes range from £750 in the South rising to £825 in the North West. 3 bedroom semi-detached properties start from around £800 in the North East and rise to £895 per month in the Central sub-area.

6.15 Rental Income Thresholds

6.15.1 The cheapest rental prices of the smallest units in the Borough were assessed in order to calculate the rental income threshold levels. These are based on rent at 25% of gross income (equivalent to 30% of net income). The table below shows the income levels needed to access the private rented market in each sub-area.

Table 6-9 Rental Income Thresholds – December 2012

Area	Income Thresholds (£)		
	1 bed Flat	2 bed Flat	2 bed Terraced
North West	26,400	33,600	36,000
North East	24,000	34,800*	34,800
Central	23,800	32,400	33,400
South	26,400	32,400	34,800

Source: DCA House Price Survey December 2012 NB Figures rounded to nearest hundred.
*low sample

6.15.2 The cheapest rental property in the Borough was in the Central sub-area and requires an income of £23,800 for a 1 bed flat.

6.15.3 Taking the income levels of concealed households into consideration, the data indicates that 59.7% of concealed households responding cannot afford to rent a 1 bed flat in the Borough.

6.15.4 Concealed households in the survey gave details of how much rent per week they could afford to pay and the results can be seen in the table below.

Table 6-10 Maximum Monthly Rent of Concealed Households

Question 37a

Monthly Rent	All concealed households moving	
	%	Cum %
Below £300	22.5	22.5
£301 - £350	26.0	48.5
£351 - £430	18.4	66.9
£431 - £650	19.0	85.9
£651 - £865	9.0	94.9
Above £865	5.1	100.0

Source: DCA Stevenage Housing Survey 2013

6.15.5 This data was examined to see if those who specified the tenure they needed as Private rent, could afford the rents that were identified in the Estate Agents Survey. Concealed households preference for private rented market housing is 22.3%. Nearly three quarters, without financial assistance 72.4% would be willing to pay £495 a month which would allow them entry to a 1 bedroom flat in the Central sub-area.

6.16 Supply / Demand in the Private Rented Sector

- 6.16.1 An assessment of turnover relative to demand shows that over three years to 2015 the survey data suggests that around 2,076 units will become available, 692 a year. 2,264 households, 755 a year, need market rented housing, leaving a marginal shortfall of 188 units, 63 per annum.

Table 6-11 Supply / Demand of Private Rented Stock (next 3 years)

Supply	All House Types
Existing Households Moving within Borough	1,412
Out-migrating Households	664
Total Supply	2,076
Demand	All Types
Existing Households Moving within Borough	387
In-migrant Households	1,319
Total Existing Household Demand	1,706
Concealed Households Forming	558
Total Demand	2,264
Net (Shortfall)	(188)

Source: DCA Stevenage Housing Survey 2013

- 6.16.2 Depending on the household's personal circumstances they may be classed as in need by the Local Authority and placed on the housing register. Therefore there is a possibility that some of the market rent shortfall could be met through Affordable Rent.
- 6.16.3 Affordable Rent is bought or managed by Registered Providers who rent them at lower rental cost than private landlords. This is usually 80% of the market rental value and is examined further in section 6.19 below.

6.17 Affordable Rents

- 6.17.1 The Coalition Government has decided to introduce Affordable Rents **up to 80%** of market value for new social rented stock. This decision is to encourage Registered Providers to be less reliant on grant aid for new build schemes and self finance the schemes by charging a greater amount of rent.
- 6.17.2 The requirement for property size in the intermediate housing market is mainly one and two bedroom units to meet the needs of concealed households, unable to access the market sector as a FTB.
- 6.17.3 However, the decision to introduce Affordable Rents at up to 80% of market value for new social rented stock has had an impact on discounted market rent as an intermediate housing option.

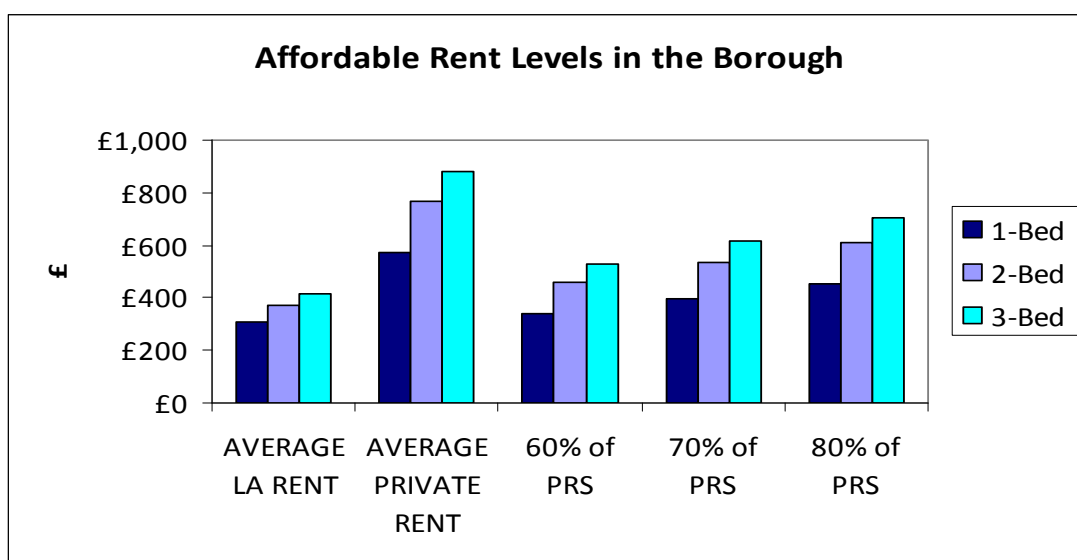
6.17.4 60% is more marginal at all sizes, however, introducing Affordable Rents at 70% for 2 and 3 bedrooms and 80% for all sizes is a viable option in all sub-areas of the Borough. For example, the average ‘headroom’ between the 80% level and the Council rent level is £149 pcm. for 1 bedroom and £240 pcm. for 2 and £288 for 3 bedrooms.

6.17.5 The table and graph below shows from the analysis of private sector and social rents that there is a large enough headroom to introduce Affordable Rents across the whole Borough.

Table 6-12 Average Social Rent up to 80% of Average Private Sector Rent

Borough-Wide	Average LA Rent	Average Private Rent	60% of PRS	70% of PRS	80% of PRS	Headroom at 80%
1-Bed	£307	£570	£342	£399	£456	£149
2-Bed	£372	£765	£459	£535	£612	£240
3-Bed	£417	£881	£528	£617	£705	£288

Figure 6-7 Affordable Rent Levels in the Borough



Source: Council Data

6.17.6 However the survey data at Table 6-13 suggests that almost 67% of concealed households say they cannot afford rents above £430. Should properties at rents above this level be offered to them they would rely on housing benefit to help pay the rent.

6.18 Local Housing Allowance for Single People

6.18.1 The Local Housing Allowance (LHA) is a way of calculating Housing Benefit for people who live in **privately rented accommodation**. LHA is a flat rate allowance based on the size of the household (not the size of the property) and the area in which a person lives.

6.18.2 Previously a single person aged under 25 years, who does not have a dependant or a non-dependant person living with them, will be entitled to the standard rate of Local Housing Allowance for a room in shared accommodation.

- 6.18.3 From January 2012 the shared room rate restriction has applied to single people aged under 35 years. Exemptions, for example for those in receipt of severe disability premium and living in certain types of supported accommodation, have continued to apply.
- 6.18.4 However when considering housing needs the SHMA Practice Guidance 2007 states that we must include anyone over the age of 25 years sharing facilities. Therefore until new guidance is published anyone over the age of 25 years will be included in the calculation for future housing need.

Table 6-13 Shared Accommodation Maximum Local Housing Allowance / Lower Quartile PRS Monthly Rents at April 2013

Area	No of PRS Shared Properties Found	Shared	
		LHA	PRS Rent
Stevenage	8	£318.50	£375
Welwyn Hatfield (Outer London)	6	£363.13	£320
Barnett (NW London)	15	£350.18	£520
Enfield (Inner North London)	49	£391.95	£420
St Alban	1	£340.17	£500
Luton (Central Bedfordshire)	23	£250.16	£300
Milton Keynes	11	£297.18	£375
Bedford	13	£275.17	£300

- 6.18.5 There is not a large number of shared accommodation available.
- 6.18.6 The Council and Registered Housing Providers should investigate how many single person households may be affected by these changes and offer them housing options and benefit advice.

6.19 Welfare Reform for Housing Benefit

- 6.19.1 From April 2013 the Government will introduce a new 'size criteria' (bedroom tax) for tenants renting the social sector. As a result, any working age household deemed to be under-occupying their property will see a reduction in their housing benefit.
- 6.19.2 The new size criteria will only apply to working age households in any social sector housing. It does not apply to pensioner households who are specifically excluded from this legislation or those living in private rented accommodation as they are covered under new LHA regulations.
- 6.19.3 From April 2013, the number of bedrooms a working age household is deemed to require will be based on the following criteria for a 1 bedroom property:-
- A couple;
 - Adult aged 16+;
 - Two children aged 0-16 years of the same sex;
 - Any 2 children under the age of 10;
 - Any other child.

6.19.4 There will be discretionary help for disabled tenants who require an extra bedroom for an overnight carer and for those households with foster children. For any household deemed to have more bedrooms than they require their housing benefit will be reduced by:-

- 14% for 1 ‘extra’ bedroom;
- 25% for 2 or more ‘extra’ bedrooms.

6.19.5 Information received from Stevenage Housing Benefit database suggests that a total of 980 households will be affected by the size criteria, 772 under occupying by one bedroom and 208 under-occupying more than two bedrooms.

6.19.6 The table below shows the breakdown between social rents owned by the Council and those owned by Registered Providers.

Table 6-14 Number of Social Housing Residents Affected by the HB Size Criteria

Registered Providers	Households	Average weekly difference in eligible rent
by 14%	183	£16.84
by 25%	22	£32.33
Local Authority	Households	Average weekly difference in eligible rent
by 14%	589	£13.68
by 25%	186	£25.36

6.19.7 The Council and Registered Providers should ensure that they contact the affected resident and offer housing options and benefit advice.

Housing Benefit Changes

6.19.8 The amount of housing benefit paid for a private rented property is usually based on the Local Housing Allowance Limit (LHA) in the area, household income and personal circumstances.

6.19.9 From the 15th April 2013 the maximum amount of housing benefit that can be received is:

Table 6-15 Lower Quartile PRS Monthly Rents at April 2013

Property	Weekly amount
1 bedroom (or shared accommodation)	Up to £250
2 bedrooms	Up to £290
3 bedrooms	Up to £340
4 bedrooms	Up to £400

6.19.10 Data from the Council’s Housing Benefit database suggests that 11 Council tenants will be affected by the benefit cap, which will be in place in Stevenage from summer 2013.

6.19.11 Council officers should contact the affected households to discuss their housing options.



6.19.12 How the Housing Benefit Changes will Affect Stevenage

6.19.13 Table 6-16 shows the maximum Local Housing Allowance payable in April 2013 for Stevenage and surrounding local authority areas, including some London authorities.

6.19.14 The allowance varies quite considerably from area to area. The table below shows the lower quartile private sector rent for the same areas.

6.19.15 In Stevenage the local housing allowance will not meet the full amount of private sector rent similar to a number of other LA areas surrounding Stevenage.

Table 6-16 Maximum Local Housing Allowance / Lower Quartile PRS Monthly Rents at April 2013

Area	Shared		1 Bedroom		2 Bedrooms		3-Bedrooms	
	LHA	PRS Rent	LHA	PRS Rent	LHA	PRS Rent	LHA	PRS Rent
Stevenage	£318.50	£375	£524.98	£ 550	£ 660.01	£ 727	£ 792.05	£ 850
Welwyn Hatfield (Outer London)	£363.13	£320	£800.02	£650	£1,023.01	£ 850	£1,300.00	£1,000
Barnet (NW London)	£350.18	£520	£766.52	£802	£970.88	£1,167	£1,249.99	£1,510
Enfield (Inner North London)	£391.95	£420	£1,107.17	£750	£1,248.31	£1,098	£1,505.75	£1,300
St Albans	£340.17	£500	£664.30	£725	£812.50	£ 985	£1,022.02	£1,175
Luton (Central Bedfordshire)	£250.16	£300	£475.02	£495	£587.64	£ 642	£ 700.01	£ 750
Milton Keynes	£297.18	£375	£499.85	£540	£625.00	£ 695	£ 750.01	£ 775
Bedford	£275.17	£300	£425.01	£430	£549.99	£ 575	£ 664.30	£ 638

How the Housing Benefit Changes will Affect Stevenage

6.19.16 The table above highlights that Stevenage is not one of the cheapest authorities in the Region. It cannot be assumed that a resident currently living in a London Borough will move to Stevenage for more affordable housing as there are other areas less expensive, such as Luton and Milton Keynes.

6.19.17 In fact those living in unaffordable housing in Stevenage may choose to leave the Borough to a more affordable area, such as Luton or Bedford.

6.19.18 It is therefore difficult to predict the affect on need for additional private rented properties in Stevenage.

6.19.19 However, we did run a cross-tabulation of households who had in-migrated to the private rented sector in Stevenage in the past three years, by their previous location and their reason for moving into the Borough.

6.19.20 The results showed that only 52 households out of 1,316 responses (4.0%) moved because they wanted a cheaper home and all of these households moved from Welwyn Hatfield.

6.19.21 It is impossible to predict how the changes will affect Stevenage or any other Local Authorities, as cost is not the major factor which drives housing markets.

6.19.22 There is speculation that residents affected by the housing benefit changes will move to areas that offer cheaper housing however this cannot be quantified.

6.19.23 Once the changes have been in place for a year it will more likely that some information may be available on the pattern of migration.

7 WELFARE REFORMS

7.1 Introduction

- 7.1.1 The Government is implementing a number of changes to the benefit system. The Welfare Reform Act of 2012 introduces a range of changes that will have an impact on the private rented sector, housing Associations and their tenants.
- 7.1.2 The majority of the changes will only affect those residents of working age, although retired households where one person is of working age may be affected when universal credit is introduced.
- 7.1.3 A number of the changes have already been implemented in the private rented sector such as:-
- A cap on the amount of local housing allowance paid depending on the size of the house;
 - Under-occupancy criteria;
 - Single under-35 year olds only eligible for shared accommodation housing benefit.
- 7.1.4 The main changes are now affecting the social rented sector, including the size criteria for social housing and the household benefit cap. These will be introduced from April 2013 and the new Universal Credit is due to be phased in between April 2013 and 2017.
- 7.1.5 The primary component of the Welfare Reform Act is the introduction of Universal Credit from April 2013 in certain areas which will result in a single benefit payment being made directly to social housing tenants.
- 7.1.6 It will also introduce size criteria (often referred to as the bedroom tax) for the calculation of housing benefit in the social rented sector as well as caps on total benefits to be introduced during 2013.
- 7.1.7 These reforms are likely to have financial impacts on housing associations and tenants and, in turn, will lead to the adoption of coping strategies with important consequences.
- 7.1.8 Due to the nature of housing in Stevenage there are few houses in multiple occupation which are licensed. Stevenage has 144 known HMO properties of which 32 are licensable. The number will, undoubtedly continue to increase with the changes to the benefits system.
- 7.1.9 From April 2013 the Government has introduced a weekly limit on the total amount of benefit that most people aged 16 to 64 can get. This is called a 'benefit cap'. Local councils will be introducing this between 15 April and 30 September 2013.
- 7.1.10 The benefit cap was introduced on 15 April 2013 to the following 4 council areas:
- Bromley
 - Croydon
 - Enfield
 - Haringey

7.1.11 The benefit cap will be introduced in all other council areas between 15 July and 30 September 2013.

7.1.12 The cap will apply to the total amount that the people get from the following benefits:

- Bereavement Allowance;
- Carer's Allowance;
- Child Benefit;
- Child Tax Credit;
- Employment and Support Allowance (unless it includes the support component);
- Guardian's Allowance;
- Housing Benefit;
- Incapacity Benefit;
- Income Support;
- Jobseeker's Allowance;
- Maternity Allowance;
- Severe Disablement Allowance;
- Widowed Parent's Allowance (or Widowed Mother's Allowance or Widows Pension that started before 9 April 2001).

7.1.13 The level of the cap will be:

- £500 a week for couples (with or without children living with them);
- £500 a week for single parents whose children live with them;
- £350 a week for single adults who don't have children, or whose children don't live with them.

7.1.14 The cap will not affect anyone whose household qualifies for Working Tax Credit or gets any of the following benefits:

- Disability Living Allowance;
- Personal Independence Payment;
- Attendance Allowance;
- Industrial Injuries Benefits (and equivalent payments as part of a war disablement pension or the Armed Forces Compensation Scheme);
- Employment and Support Allowance, if you get the support component;
- War Widow's or War Widower's Pension.

7.1.15 Local authorities should ensure that residents receive the necessary advice and assistance in dealing with the changes to their benefits. This may include:

- Housing option advice; and
- Benefit advice.

7.2 NHF Research²

- 7.2.1 In 2012 Ipsos MORI and the University of Cambridge carried out a national survey on the Impact of Welfare Reform on Housing Associations on behalf of The National Housing Federation (NHF).
- 7.2.2 A summary of the findings for each Region was produced. In the South East, 56 Housing Associations took part in the survey and we have listed the findings below in the next two pages.

Anticipated impact of welfare reform

- 76% of Associations operating in the South East say they will be affected either a great deal or a fair amount by introduction of direct payments to tenants (compared to 81% overall).
- 52% say they will be significantly affected by the size criteria and 25% by the household benefit cap (compared to 61% and 27% respectively overall).
- Associations operating exclusively in the South East on average anticipate a 45% increase in rent arrears following introduction of welfare reforms.
- 15% think it is likely that increased debt arising from the welfare reforms will make it harder to meet loan covenants (compared to 22% overall).
- 65% of South East Associations think their tenants know hardly anything or nothing at all about the benefit changes (compared to 57% overall).

Potential impacts of the introduction of the size criteria

- 81% of Associations operating in the South East consider increased difficulty in rent collection likely following introduction of the size criteria (compared to 90% overall).
- 81% say a rise in the level of arrears is likely and 72% expect a fall in total rental income following introduction of the size criteria (compared to 90% and 82% respectively overall).
- 65% say a change in allocations policy relating to working age households on housing benefit is likely and 51% think a policy change is likely for those not on housing benefit.
- 6% of Associations operating in the South East and involved in the Affordable Homes Programme believe that the introduction of the size criteria will make it a great deal harder to meet their delivery commitments (compared to 5% overall). 24% think it will not affect them at all.
- 31% of South East Associations have reported an increase in requests for a transfer from under-occupying households in the last six months (compared to 43% overall).

Potential impacts of the household benefit cap

- 59% of Associations operating in the South East consider increased difficulty in rent collection likely following introduction of the household benefit cap (compared to 63% overall).

² Ipsos MORI and the University of Cambridge 'Impact of welfare reform on housing associations – 2012 Baseline report' For the National Housing Federation January 2013

- 45% expect a fall in total rental income following introduction of the household benefit cap (compared to 49% overall).
- 26% say a change in allocations policy (eg to prioritize those affected by the cap for internal transfers) is likely (compared to 35% overall)
- 7% of South East Associations involved in the Affordable Homes Programme believe that the introduction of the household benefit cap will make it a great deal harder to meet their delivery commitments (compared to 4% overall). 14% think it will not affect them at all.

Potential impacts of direct payment of benefit to tenants

- 81% of Associations operating in the South East think they will have to provide more resources for things like money advice and arrears management following introduction of direct payments to tenants (compared to 92% overall).
- 80% think increased difficulty in rent collection is likely and 79% say a rise in the level of arrears is likely following introduction of direct payments to tenants (compared to 90% and 89% respectively overall).
- 72% expect a fall in total rental income following introduction of direct payments to tenants (compared to 78% overall).
- 6% of South East Associations involved in the Affordable Homes Programme believe that the introduction of direct payment to tenants will make it a great deal harder to meet their delivery commitments (compared to 10% overall). 10% think it will not affect them at all.
- Associations operating in the South East on average estimate that 21% of their tenants are on housing benefit and do not have access to a bank account and direct debit facility (compared to 30% overall).

What Housing Associations are doing to prepare

- 98% of Associations operating in the South East have begun to look at the risks and opportunities of welfare reform (compared to 95% overall), 70% have started to take action.
- Associations operating in the South East are, on average, planning to spend c£27,435 each in 2013 to prepare for welfare reforms (compared to a regionalized overall average of c£32,575). The highest amount spent in preparation by South East Associations is £290,700.
- Anticipated additional average spend in the year to April 2014 is c£52,875 each (compared to a regionalized overall average of £54,630). The highest amount of additional spend anticipated by South East Associations is c£742,800.
- 81% of Associations operating in the South East are providing (or planning to) additional money advice and 57% are undertaking (or planning to) customer analysis to identify and target under-occupiers with help (compared to 76% and 66% respectively overall).

7.3 Housing Benefit and Under-Occupancy

- 7.3.1 From 1 April 2013 the Government intend to introduce size criteria for working-age Housing Benefit claimants living in the social rented sector.
- 7.3.2 The size criteria will be the same as for private rented sector claimants whose claims are assessed using the local housing allowance rules.

- 7.3.3 The maximum rent will be reduced by a national percentage rate depending on how many bedrooms the household is considered not to need. The expected decrease in housing benefit is 14% if under occupying one bedroom and a 25% reduction if under occupying by two or more bedrooms.
- 7.3.4 A bedroom for a non-resident carer will also be taken into account in determining the relevant size criteria where that carer provides necessary overnight care for the claimant or their partner.
- 7.3.5 Social housing providers will need to take these new regulations into account when allocating housing as well as when deciding on property sizes on new developments.
- 7.3.6 Under-occupancy of large family homes is already being prioritised by many housing providers.
- 7.3.7 The changes will heighten the **need to address under-occupancy** to ensure that residents on low incomes do not fall into arrears due to reduced housing benefit being paid towards their rent.

7.4 Survey Findings

- 7.4.1 In order to assess the possible impact for those receiving benefits in Stevenage we have analysed the data from the survey for this group. We looked at the number of single households under 34 years.

Table 7-1 No of Single Person Households < 34 yrs

No. of people in household	Bedsit		One Bed		Two Bed	Four Bed	Total
	Age		Age		Age	Age	
	16 - 24	25 - 34	16 - 24	25 - 34	25 - 34	25 - 34	
One	68	139	59	351	480	24	1,121

Source: DCA Stevenage 2013 Housing Needs Survey Data

- 7.4.2 We then cross-tabulated these results for those in receipt of housing benefit and found that there were only 90 single person households under 34 years receiving housing benefit. All 90 households lived in bedsits and would therefore not be affected by the shared room restriction from housing benefit.
- 7.4.3 All 90 households were tenants of either the Council or a Registered Provider.
- 7.4.4 To determine the possible impact of the welfare reforms on those under-occupying social housing, analysis of number of occupants by bedroom size was carried out. Bedsits and one bedroom accommodation can be discounted as they cannot be under-occupied.

Table 7-2 No. of Social Housing Occupants by Bedrooms

	Number of people in your household						
	One	Two	Three	Four	Five	Six	Seven
Two	788	1,220	357	157	52	0	0
Three	717	1,301	535	574	269	48	83
Four	94	175	47	82	52	0	23
Five or more	23	0	0	0	0	0	0

Source: DCA Stevenage 2013 Housing Needs Survey Data

7.4.5 We then analysed these findings with households receiving housing benefit (HB).

Table 7-3 No. of Social Housing Occupants Receiving HB by Bedrooms

	Number of people in your household						
	One	Two	Three	Four	Five	Six	Seven
Two	508	697	116	86	0	0	0
Three	495	467	381	187	116	25	28
Four	94	113	23	32	23	0	0
Five or more	23	0	0	0	0	0	0
Total	1,120	1,277	520	305	139	25	28

Source: DCA Stevenage 2013 Housing Needs Survey Data

7.4.6 There are a number of things that need to be considered when deciding whether a property is under-occupied including household composition and whether someone with a disability requiring a separate bedroom lives at the property.

7.4.7 Survey data suggests that there are 1,120 households with one person living in a property with two or more bedrooms. You could automatically assume that this is the number of households under-occupying.

7.4.8 When you cross-tabulate these findings with those who say they are receiving disability living allowance the number reduces to 895. However not all of the 225 people receiving disability living allowance will require two bedrooms.

7.4.9 Therefore the Council should use the above figures as a guideline only of how much of an issue under-occupation may be in the social sector and not as definite numbers.

7.4.10 Under and over-occupation in Stevenage is discussed in Section 7.6. This section is completed using CLG guidelines which at present assume under-occupation where the household is under-occupying by 2 or more spare bedrooms.

7.4.11 From April 2013 the Government will introduce a new 'size criteria' (bedroom tax) for tenants renting the social sector. As a result, any working age household deemed to be under-occupying their property will see a reduction in their housing benefit.

7.4.12 The new size criteria will only apply to working age households in any social sector housing. It does not apply to pensioner households who are specifically excluded from this legislation or those living in private rented accommodation as they are covered under new LHA regulations.

7.4.13 From April 2013, the number of bedrooms a working age household is deemed to require will be based on the following criteria for a 1 bedroom property:-

- A couple;
- Adult aged 16+.

7.4.14 The number of bedrooms a working age household is deemed to require will be based on the following criteria for a 2 bedroom property:-

- Two children aged 0-16 years of the same sex;
- Any 2 children under the age of 10;
- Any other child.

7.4.15 There will be discretionary help for disabled tenants who require an extra bedroom for an overnight carer and for those households with foster children. For any household deemed to have more bedrooms than they require their housing benefit will be reduced by:-

- 14% for 1 'extra' bedroom
- 25% for 2 or more 'extra' bedrooms.

8 HOUSEHOLD SURVEY METHODOLOGY

8.1 Background and Context

- 8.1.1 The methodology adopted for this Assessment utilises a mix of primary and secondary data from local and national sources which are appropriately identified throughout the report.
- 8.1.2 The core objectives of this project were to identify a robust evidence for future base to support the targets to be set in the Local Development Framework Documents, and local housing and planning policies for delivery at local level.
- 8.1.3 It is now essential to assess the future demand and need for housing in the Borough by tenure, type and size to inform future development of market housing and to inform affordable housing targets.
- 8.1.4 90% of all requirements for housing should be met by the turnover of the current stock. **Making best use of the existing stock** requires a thorough analysis of the imbalances which exist on a significant scale in Stevenage and other former new towns. This exercise is critical in informing future delivery targets.
- 8.1.5 The assessment must also consider the impact of **demographic and household formation change, socio-economic trends and of household migration** as key drivers of the housing market which impact on future delivery.
- 8.1.6 The survey will identify the **needs of special housing groups** whose requirements are different to those of general households and may require specific support strategies.
- 8.1.7 **DCA will closely follow the 2007 CLG Practice Guidance process** particularly in the style of the Report.

8.2 Purpose, Aims and Objectives

- 8.2.1 The purpose of the household survey was to undertake a comprehensive and robust assessment to develop the Council's strategic aims and ambitions for meeting the needs of the Borough.
- 8.2.2 The objectives of the survey were to:-
- Include a housing needs study tailored to the unique aims of Stevenage Borough Council.
 - Explore the differences and correlations between housing need and housing aspiration.
 - Investigate the possibility of including questions on location (including out of the borough) in the needs survey to determine the areas of need in the borough and the desires of local residents.
 - Create a household survey designed to show clearly and concisely current and future housing demand and need by tenure types and ensure that there is a robust methodology to update this in the future, including when the most up to date census data is released.
 - Devise a methodology for the housing needs survey so that the Borough household composition is accurately represented in the survey.

- Create a brief market survey to gather affordability information on all tenure types and gain a snap-shot of the housing market as it currently stands in the Borough.
- Deliver a robust evidence study capable of underpinning the new Local Plan.
- Provide an objective assessment of full housing demand and need, as per the NPPF, to include Gypsy and Traveller households.

8.3 The Local Area

8.3.1 A sub-area structure was agreed with the Council and consisted of grouping the borough into 4 sub-areas. The structure is detailed in Table 8-1 below.

Table 8-1 Sub-Area Structure

Sub-Areas	Villages contained within
North West	<i>Old Town, Symonds Green, Woodfield.</i>
North East	<i>Martins Wood, Pin Green, St Nicholas.</i>
Central	<i>Bedwell, Chells, Manor.</i>
Southern	<i>Bandley Hill, Longmeadow, Roebuck, Shephall.</i>

8.4 Methodology

8.4.1 The household survey consisted of the following elements:-

- A postal survey completed by 1,534 households across the 4 sub-areas and the 13 wards contained within them.
- In-depth analysis of the local housing market to assess affordability through an internet search of local estate agents in relation to the delivery, cost and supply of market access level properties to buy and to rent in the private rented sector.
- Secondary data analysis, including a strategic review of the 2001 Census, 2011 Census, Borough Population Growth, Local Plan, Nomis, Land Registry, Housing Strategy, 2007 SHMA Report, LDF documents and the Housing Register and CORE/ELASH (HSSA) Returns.

8.4.2 The questionnaire was designed in consultation with Council officers and based upon tried and tested questionnaires used in previous comparable assessments.

8.4.3 The questionnaire was designed to gather a comprehensive range of information on existing and concealed households and was structured in three parts.

- 8.4.4 Part One sought information about the existing housing situation including:-
- household composition by gender, age and ethnicity;
 - house type and number of bedrooms;
 - adequacy of current housing to meet the households needs;
 - property repair and improvement requirements;
 - forms of heating and energy efficiency facilities;
 - housing costs and income;
 - employment and travel to work;
 - support and adaptation needs.
- 8.4.5 Part Two of the questionnaire collected information on the existing households' future moving intentions and Part Three on the moving intentions of concealed households. Questions in these two sections included:-
- when people expect to move;
 - who is forming new households;
 - how much they can afford and the household savings and income;
 - preferred tenure, type, size and location of the housing they require;
 - supported housing and support service requirements.
- 8.4.6 The survey questionnaire is provided as Appendix I to this report.

8.5 Sampling

- 8.5.1 Sample size depends on two key factors: the degree of accuracy required for the sample and the extent to which there is variation in the population with regard to key characteristics. The most important points to note about these issues are:-
- Beyond a certain sample size, there is no benefit in a bigger sample in terms of accuracy.
 - The size of the population is largely irrelevant for the accuracy of the sample. It is the absolute size of the sample that is important.
- 8.5.2 The survey sample size was structured to achieve a 95% confidence rate and was weighted to known data to ensure that the results reflect the population. Using simple random sampling, the confidence interval with a sample size of 2,000 households is in the region of 2%.
- 8.5.3 This means, for example, that if 53% of respondents in a survey do not have central heating then we can be 95% confident that 53% of households plus or minus 2% do not have central heating (i.e. 51% - 55%).
- 8.5.4 The postal sample was stratified into the 4 sub-areas as specified at Table 8-1 and selected by random probability from the Council Tax Register.
- 8.5.5 The main issue is whether non-respondents are different in some way to responders (e.g. low education, older). Increasing the sample size does not necessarily alleviate this problem if some groups of people systematically do not respond.

8.6 Promotion

8.6.1 A comprehensive promotion campaign of posters (**Appendix V**) and local press coverage was agreed with the Council to create awareness of the survey, and its importance to the Council. All councillors and parish clerks were contacted to inform them of the survey and enlist their assistance in publicising the survey and maximising the response rate.

8.7 Survey Process and Response

8.7.1 The questionnaires were posted on 27th December 2012, allowing around three weeks for response, with an original closing date of the 16th January 2013. However, it was decided to keep the survey open longer to maximise the response and the survey actually closed on the 25th January. We also sent an additional 350 questionnaires out to areas that were initially slow to respond.

8.7.2 4.4% of all households in Stevenage took part in the survey. The response rate by ward and sub-area is detailed in the tables below.

Table 8-2 Response Rate

Ward	2012 Resident Households	Sample	Total Response	Response Rate %	Confidence Interval \pm %
Old Town	3,591	530	115	21.7	9.33
Symonds Green	2,606	500	123	24.6	9.02
Woodfield	2,262	500	126	25.2	8.91
Martins Wood	2,632	530	108	20.4	9.62
Pin Green	2,753	500	131	26.2	8.74
St Nicholas	2,636	600	117	19.5	9.25
Bedwell	3,063	600	120	20.0	9.13
Chells	2,699	520	118	22.7	9.21
Manor	2,619	500	121	24.2	9.09
Bandley Hill	2,686	500	119	23.8	9.17
Longmeadow	2,469	500	122	24.4	9.05
Roebuck	2,693	500	111	22.2	9.49
Shepnall	2,499	570	103	18.1	9.85
TOTAL	35,208	6,850	1,534	22.4	2.55

Source: DCA Stevenage Housing Survey 2013

Table 8-3 Response Rate by Sub-Area

Sub-Area	2012 Resident Households	Sample	Total Response	Response Rate %	Confidence Interval <u>±</u> %
North West	8,459	1,530	364	23.8	5.24
North East	8,021	1,630	356	21.8	5.30
Central	8,381	1,620	359	22.2	5.28
Southern	10,347	2,070	455	22.0	4.69
TOTAL	35,208	6,850	1,534	22.4	2.55

Source: DCA Stevenage Housing Survey 2013

8.8 Data Validity

- 8.8.1 All areas reached response levels based on household numbers adequate to ensure statistical validity at the confidence level of 95% (discussed in more detail in section 8.5). The confidence interval ranged from $\pm 9.85\%$ to $\pm 8.74\%$ at ward level.
- 8.8.2 The confidence interval ranged from $\pm 5.30\%$ to $\pm 4.69\%$ at sub-area level and was $\pm 2.55\%$ at Borough level.
- 8.8.3 These levels at ward, sub-area and borough level have resulted in a large total sample adequate to ensure that the findings of the survey are representative of the population and sufficiently large to overcome bias.

8.9 Survey Weighting

- 8.9.1 The data file was checked against the 2011 Census Tenure data for bias and re-weighted where necessary. A copy of the weighting carried out in this survey is provided with the Survey Data Tables.
- 8.9.2 Given the nature of the random sample of households within the agreed wards and sub-areas embodied in the postal survey, tenure type is expected to provide the main validation that the sample is representative of the whole population.
- 8.9.3 The data set out below on household population and tenure is based on the Council Tax number of resident households i.e. excluding vacant properties and second homes. The only known data in 2013 is the level of social housing stock which has been supplied by the Council by each of the 13 wards and used to weight the survey responses.
- 8.9.4 Private sector tenure has been re-weighted and compared with the 2011 Census data.

- 8.9.5 The overall data set is therefore representative of the borough population and is the basis for the calculation of all the subsequent tables i.e. all responses are given the weight appropriate to the actual tenure balance.

Table 8-4 Tenure of Present Households

Question 1

Tenure	2013 Survey %	N ^{os.} implied	2011 Census
Owner Occupied with Mortgage	36.0	12,684	36.1
Owner Occupied no Mortgage	22.0	7,739	22.2
Private rented	11.8	4,141	11.4
Stevenage Homes rented	23.4	8,257	28.4
Other RP rented	5.5	1,938	
Shared Ownership	1.0	348	1.2
Tied to employment / living rent free	0.3	102	0.7
Total	100.0	35,209	100.0

*© Crown Copyright (Census)

- 8.9.6 The private rented sector constitutes 11.8% of households, lower than the national level of around 16.8%. This group includes those renting from a private landlord or from a friend or relative.
- 8.9.7 29.0% of households are social housing tenants, almost double the national level of 17.7%. 58.0% of households are owner occupiers, slightly lower than the national level of 63.4%.

8.10 Survey Household Data

- 8.10.1 It should be noted that the 'numbers implied' column inserted in some of the tables is DCA's assessment of the total numbers to be derived after applying the appropriate weighting factor based on ward location and tenure responses to that sub-area's household numbers.
- 8.10.2 Where multiple choices are not involved, this will generally equate to the household population of the Local Authority as a whole but some individual questions may not be answered by all respondents, giving a marginally lower total.
- 8.10.3 Where multiple choice questions are involved, two percentage columns are shown. The first percentage column relates to each heading to the total number of actual responses. Those responses are set out at sub-area level in the accompanying data tables and are the basis of the 'numbers implied' column in the report.
- 8.10.4 The second percentage column relates the same numbers to the number of choices, which in the case of a multiple choice question is likely to give a total in excess of 100% depending on the level of multiple choice made.
- 8.10.5 **All tables included in this report are extracted from the DCA Housing Survey data for the Borough, unless otherwise indicated.** A comparison is also provided for some results throughout this report to the average of over 250 DCA Housing Assessment Surveys nationally.

8.11 Definitions

8.11.1 Households that can enter the general market without intervention of any sort can be defined as demand. Those households unable to enter the general market without some form of intervention can be defined as having a housing need.

8.11.2 Affordability in DCA's view is defined by the relationship between local incomes and the local general housing market. Our definition of affordable housing is as follows:-

'Affordable housing is that provided with subsidy, both for rent and intermediate market housing, for people who are unable to resolve their housing requirements in the local private sector housing market because of the relationship between housing costs and incomes.

This definition covers housing for social rent, shared ownership, shared equity and intermediate rent.'

8.11.3 The issue of affordability is central to DCA's approach. Within the project a range of data on actual incomes and costs of housing and the likely level of incomes and the accessible cost of housing is captured for moving or newly forming households.

8.12 Glossary of Terms

8.12.1 A glossary of the technical terms used throughout this report is provided as **Appendix IV**.

9 CURRENT HOUSING IN STEVENAGE

9.1 Type Profile

- 9.1.1 This section sets the scene for later examination of the housing market and outlines current housing circumstances of households in Stevenage.
- 9.1.2 The current supply of housing by tenure and property types will have to be taken into account when assessing the future need for houses and affordability in the area.
- 9.1.3 Table 9-1 below indicates the type of accommodation occupied by existing households responding to the question.

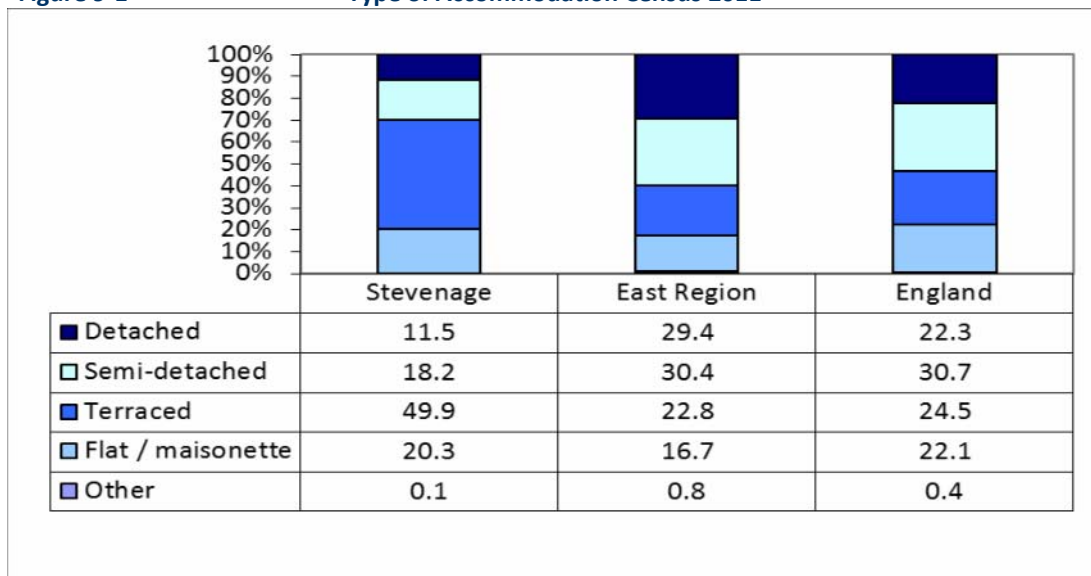
Table 9-1 Type of Accommodation 2013
Question 2

Type	2013 Survey %	N ^{os.} implied	2011 Census %
Detached House	13.3	4,644	11.5
Detached Bungalow	0.5	184	
Semi-detached House	19.0	6,613	18.2
Semi-detached Bungalow	1.1	382	
Terraced House	47.1	16,371	49.9
Terraced Bungalow	0.9	320	
Flat / maisonette / bedsit	18.1	6,292	20.3
Other	0.0	0	0.1
Total	100.0	34,806	100.0

Source: Crown Copyright © Census 2011
Source: DCA Stevenage 2013 Housing Needs Survey

- 9.1.4 33.9% of households in Stevenage live in a detached or semi-detached property (13.8% / 20.1%). The majority 47.9% live in a terraced house. The level of flats in the Borough at 18.1% is lower than the national average level of 22.1%.
- 9.1.5 The following graph shows the type profile in the 2011 Census.

Figure 9-1 Type of Accommodation Census 2011



Source: Crown Copyright © Census 2011

9.1.6 The 2011 Census found Stevenage has a much lower level of detached properties at 11.5% compared to the regional and national benchmark areas and the proportion of terraced properties was high at 49.9%, nearly double the levels in the Region and nationally.

9.2 Tenure Profile

9.2.1 This section examines the tenure profile in Stevenage, from the 2011 Census data and the 2013 housing survey data which uses the current social stock level.

9.2.2 The table below shows the tenure profile of existing households in the Borough from the 2013 housing needs survey data.

Table 9-2 Tenure Profile 2013

Question 1

Tenure	2013 Survey %	N ^{os.} implied	2011 Census
Owner Occupied with Mortgage	36.0	12,684	36.1
Owner Occupied no Mortgage	22.0	7,739	22.2
Private rented	11.8	4,141	11.4
Stevenage Homes rented	23.4	8,257	28.4
Other RP rented	5.5	1,938	
Shared Ownership	1.0	348	1.2
Tied to employment / living rent free	0.3	102	0.7
Total	100.0	35,209	100.0

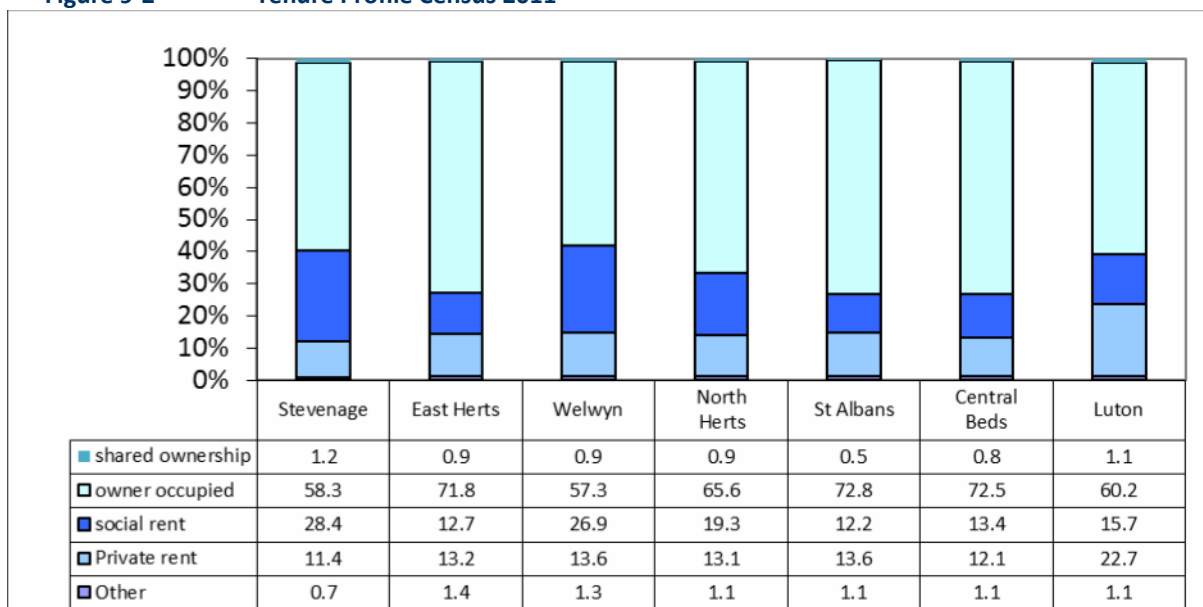
Source: DCA Stevenage 2013 Housing Needs Survey and Crown Copyright © Census 2011

9.2.3 Owner occupation accounts for 58% of the Borough, equal to the 2011 Census data where 58.3% were owner occupiers.

9.2.4 29% were in Registered Providers accommodation and 11.8% were in private rented accommodation.

9.2.5 The following graph shows the tenure profile according to the 2011 Census.

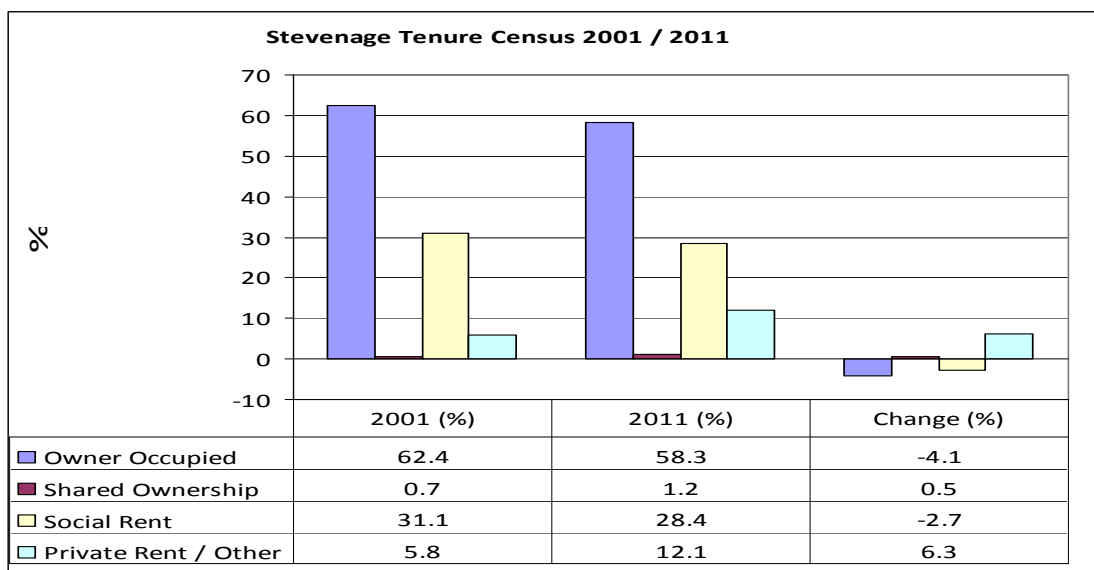
Figure 9-2 Tenure Profile Census 2011



Source: Crown Copyright © Census 2011

- 9.2.6 The 2011 Census recorded a level of owner-occupation of 58.3% in Stevenage, but lower than both the East Region (60.2%) and nationally (63.4%).
- 9.2.7 The 2011 Census recorded that Stevenage has much higher levels of social stock (28.4%), compared to the East region (15.7%) and nationally (17.7%).
- 9.2.8 The level of private rented accommodation was 11.4% in Stevenage, lower than the region at (14.7%) and national benchmarks (16.8%).
- 9.2.9 The following graph shows the change in tenure between the 2001 Census and the newly published 2011 Census data.

Figure 9-3 Tenure Census 2001 and 2011



- 9.2.10 Owner occupation and social rent have both seen a decrease since the 2001 Census and the proportion of shared ownership and private rented accommodation have seen an increase.
- 9.2.11 The following table shows the results from a cross tabulation of property type by tenure.

Table 9-3 Property Type by Tenure (%)
Question 2 by Question 1

Tenure Type	Detached House	Semi-Detached House	Terraced House	Bungalow	Flat / Maisonette / Bedsit	Total
Owner Occupied with Mortgage	18.3	21.9	53.4	0.2	6.1	100.0
Owner Occupied no Mortgage	23.2	24.6	45.4	2.0	4.8	100.0
Private rented	9.0	12.1	44.7	1.3	32.9	100.0
Stevenage Homes rented	1.5	14.2	46.5	6.4	31.4	100.0
Other RP rented	2.8	12.6	24.0	7.2	53.4	100.0
Shared Ownership*	0.0	21.0	10.8	0.0	68.2	100.0
Living rent free*	0.0	0.0	71.6	0.0	28.4	100.0

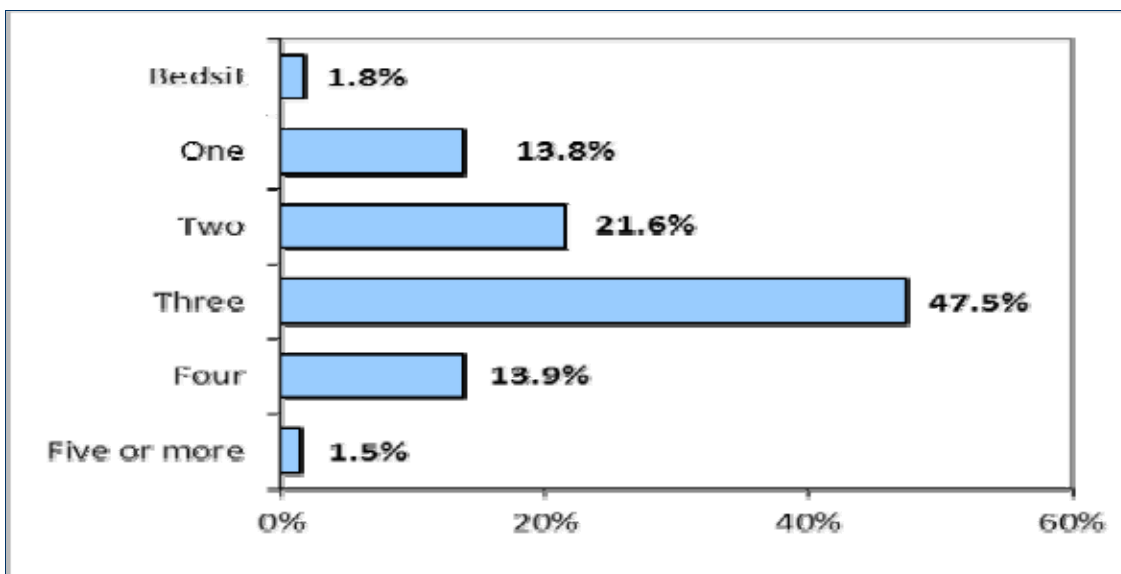
* Low volume of data

Source: DCA Stevenage 2013 Housing Needs Survey

9.2.12 A cross-tabulation relating property type to form of tenure shows that detached and semi-detached properties account for around 43.1% of the owner occupied sector, higher than the 63% recorded nationally in the English Housing Survey 2009-10. The highest proportions of both Registered Provider rented and private rented stock in the Borough are flats / maisonettes and terraced houses.

9.2.13 The figure below shows the proportion of properties by the number of bedrooms in the Borough.

Figure 9-4 **Number of Bedrooms**
Question 3



Source: DCA Stevenage 2013 Housing Needs Survey

9.2.14 The average number of bedrooms across the stock was 2.6, which is slightly lower than the average found in other recent DCA surveys (2.8).

9.2.15 The following table shows the breakdown for the number of bedrooms by sub-area for social stock only.

9.2.16 The majority of stock (around 90%) is one, two or three bedroom accommodation. Stock is evenly spread across the borough but the larger concentrations of stock are in the Southern area.

Table 9-4 **Number of bedrooms per sub-area (Social Stock)**

Type	1 bedroom	2 bedroom	3 bedroom	4 bedroom
North West	976	839	463	110
North East	868	660	700	219
Central	698	639	973	51
South	783	817	1,532	93
Total	3,325	2,955	3,668	473

Source: DCA Stevenage 2013 Housing Needs Survey
(Does not include sheltered accommodation or hostels)

9.2.17 In the social stock the main size of property was 3 bedrooms, followed by 2 bedroom accommodation. The highest proportion of 3 bedroom properties was found in the South sub-area (41.8%).

- 9.2.18 The highest proportion of 1 bed properties was found in the North West sub-area (around 40.8%) where the main property type was flats.
- 9.2.19 The breakdown of size by number of bedrooms in percentage terms between the ownership and rental sectors was assessed with the following results.

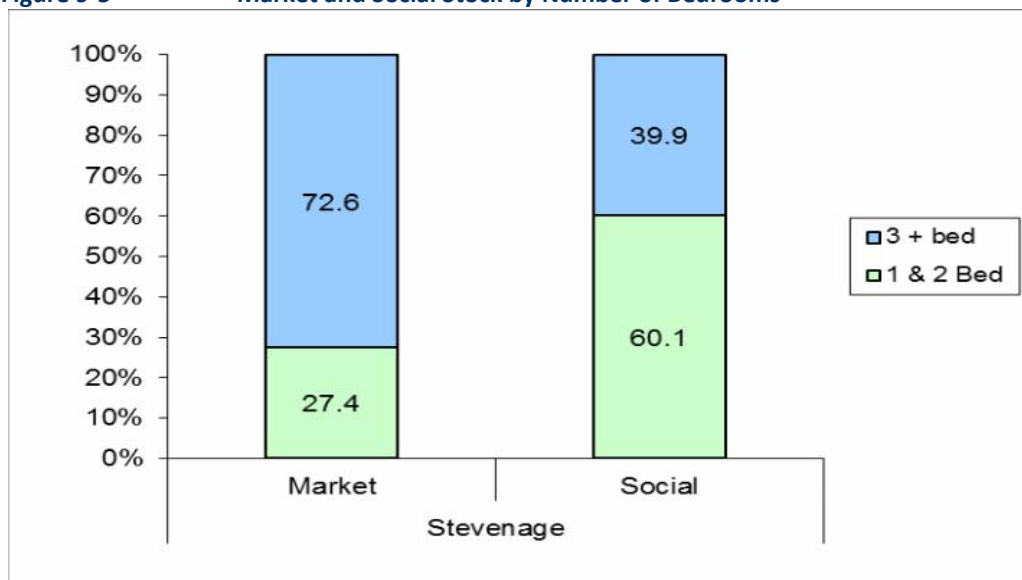
Table 9-5 Number of Bedrooms by Tenure
Question 3 by Question 1

Tenure	Bedsit	One	Two	Three	Four	Five+	Total
Owner Occupied	0.1	4.9	15.9	55.9	21.0	2.2	100.0
Private rented	1.4	24.3	33.1	37.5	3.0	0.7	100.0
Stevenage Homes rented	4.3	25.9	24.4	40.0	5.1	0.3	100.0
Other RP rented	9.8	33.8	37.1	16.5	2.7	0.0	100.0
Shared Ownership*	0.0	5.7	70.7	23.6	0.0	0.0	100.0
Tied to employment / living rent free*	0.0	57.7	0.0	42.3	0.0	0.0	100.0

*Low volume of data Source: DCA Stevenage 2013 Housing Needs Survey

- 9.2.20 The proportion of small units, bedsit / 1 and 2-bedroom properties, is high in the other social rented sector at 80.7% of other RP rented stock, compared to 54.6% in Stevenage Homes stock which had larger numbers of 3+ bedroom stock.
- 9.2.21 Larger units are more predominant in the owner occupied and private rented sector.

Figure 9-5 Market and Social Stock by Number of Bedrooms



Source: DCA Stevenage 2013 Housing Needs Survey

- 9.2.22 Overall 60.1% of stock in the social rented sector is one and two bedrooms compared to 27.4% in the market sector including private rental.

9.3 Intermediate Housing

9.3.1 Intermediate housing is housing at prices or rents above those of social rented but below market prices or rents. This includes shared ownership, shared equity and sub-market renting. Intermediate housing is developed by registered providers and developers and in most cases is marketed through the zone agent. Almost all new shared ownership **properties are purchased** by new forming households.

9.3.2 Lea Valley Homes is the Homebuy zone agent in Stevenage.

9.3.3 Shared ownership supply at the Census 2001 in Stevenage was 242 units and is 422 units in the Census 2011, a net growth of 180 units over the 10 year period. Council data suggests that there are 472 shared ownership / shared equity and 51 Homebuy properties at February 2013.

Table 9-6 Shared Ownership Units, 2001 - 2011

	2001 *	2011*	Total increase
Stevenage	242	422	+ 180

* Source: Crown Copyright © Census 2001 and 2011

9.3.4 To assess the scale of viability of the two main intermediate housing options, grant assisted shared ownership and shared equity using land subsidy only, recent examples of new build RSL shared ownership schemes in the study area were examined, outlined in Table 9-7 below.

9.3.5 The required household income has been checked against the market values of two bedroom units in these developments.

Table 9-7 Examples of Shared Ownership Schemes in Stevenage (2013)

Property Type (resale)	Full Sale Price	Share Price	Monthly Cost		
			Rent	Other Costs	Income Required
1 bedroom Flat	£120,000	£42,000 (35%)	£186.00	£198.00	£13,300
1 bedroom Flat	£125,000	£50,000 (40%)	£313.00	£24.02	£15,830
2 bedroom Flat	£117,500	£58,750 (50%)	£218.11	£85.51	£18,600
2 bedroom Flat	£147,500	£73,750 (50%)	£227.21	£93.25	£23,350
2 bedroom flat	£150,000	£90,000 (60%)	£171.58	£82.43	£28,500

Source : Lea Valley Homes / HomeBuy website

9.3.6 The majority of shared ownership units available now are 2-bedroom units. At a 50% share, a 2-bedroom apartment requires an income of £18,600. At a 60% share, a 2-bedroom flat can be purchased with an income of £28,500.

9.4 Property Condition and Facilities

- 9.4.1 As well as the number of properties in Stevenage, overall supply is influenced by property condition and investment in maintenance. A residential property is only fit for purpose if it addresses the requirements of those that live in it by meeting minimum quality standards.
- 9.4.2 It is Government policy that everyone should have the opportunity of living in a “decent home”. The Decent Homes Standard contains four broad criteria that a property should have. These are outlined below :-
- A - be above the legal minimum standard for housing;
 - B - be in a reasonable state of repair;
 - C - have reasonably modern facilities (such as kitchens and bathrooms) and services;
 - D - provide a reasonable degree of thermal comfort (effective insulation and efficient heating).
- 9.4.3 If a dwelling fails any one of these criteria it is considered to be ‘non decent’.
- 9.4.4 Whilst the changes under the revised definition and guidance for the decent homes standard apply, there has been a change in criterion A of the standard from April 2006. Prior to this change criterion A used the Housing Fitness Standard as the measure of whether a dwelling meets the minimum legal standard.
- 9.4.5 From April 2006 the new Housing Health and Safety Rating System (HHSRS) under Part 1 of the Housing Act 2004 replaced the existing statutory fitness standard and set new standards for acceptable accommodation.
- 9.4.6 The new system assesses “hazards” within dwellings and categorises them into Category 1 and Category 2 hazards. Local Authorities have a duty to take action to deal with Category one Hazards. The HHSRS also applies to the Decent Homes Standard – if there is a Category 1 Hazard at the property it will fail Criterion A of the standard.
- 9.4.7 Mandatory duties to deal with Category 1 Hazards include improvement notices, prohibition orders, hazard awareness notices, emergency remedial action, emergency prohibition orders, demolition orders or slum clearance declarations.
- 9.4.8 Since the new Housing Health and Safety Rating System replaced the Fitness Standard, the proportion of dwellings with a Category 1 Hazard has become the more significant figure utilised when assessing stock condition.

9.4.9 The following table shows the results for the question on households heating / energy saving facilities in their home.

Table 9-8 Energy Facilities by Type
Question 7 by question 2

	Detached	Semi Detached	Terraced	Bungalow	Bedsit/Flat/Maisonette	All Types
Central Heating (All rooms)	15.0	20.0	47.2	1.8	15.1	87.8
Central Heating (Partial)	2.6	16.0	57.2	1.1	23.1	8.9
Double Glazing (Full)	13.9	19.5	48.4	2.7	15.6	88.9
Double Glazing (Partial)	11.7	16.4	46.3	4.2	21.5	4.4
Hot Water Tank Jacket	17.1	20.3	50.8	2.5	9.3	58.0
Cavity Wall Insulation	16.8	23.6	47.7	2.8	9.1	51.8
Loft Insulation	16.8	21.2	51.1	3.1	7.9	70.8
Water pipes insulated	22.3	20.1	47.2	2.7	7.7	32.2
Room Heaters	12.9	17.7	35.2	1.5	32.8	10.3

Source: 2013 Stevenage Housing Needs Survey Data No data for Draught proofing

9.4.10 The proportion of households with some form of central heating was 96.7%.

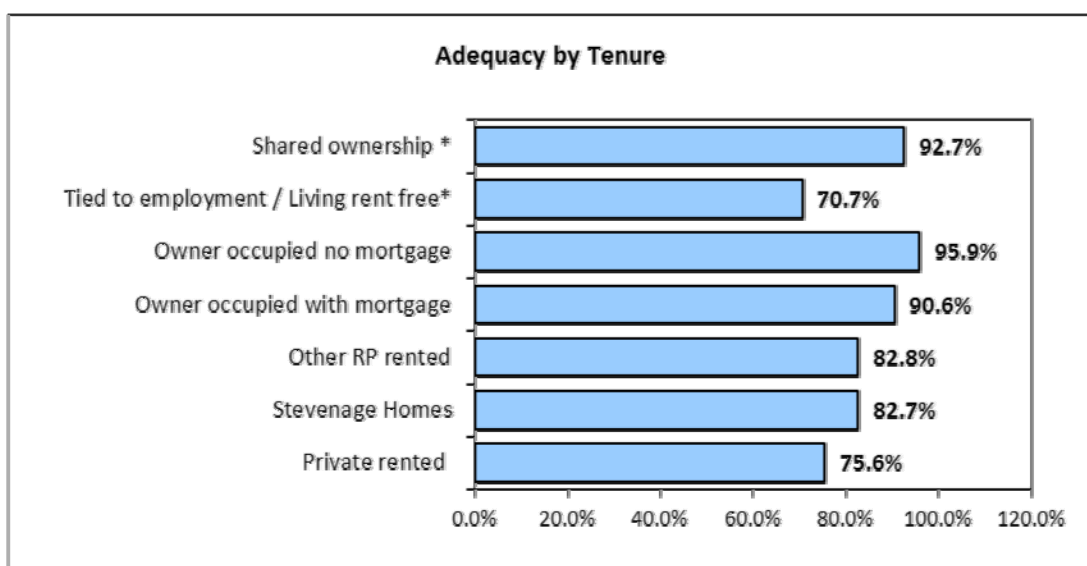
9.4.11 Cross tabulation of energy facilities by type revealed the lowest level of central heating (all rooms) was in bungalow accommodation.

9.4.12 93.3% of households had some form of double glazing, the highest level was found in terraced accommodation.

9.5 Adequacy of Present Dwelling / Improvement Required

- 9.5.1 87.7% of respondents indicated that their accommodation was adequate for their needs. A level in the region of 89% has been a typical result in recent DCA surveys.
- 9.5.2 12.3% of households in Stevenage (4,171 implied) stated that their accommodation was inadequate. The Guidance test of inadequacy causing a housing need is based on those households in this situation actually needing to move to another dwelling. Some households may technically need to move but decide not to do so.
- 9.5.3 Some variation was evident in adequacy by tenure but the satisfaction level of 82.7% for Registered Provider rented was equal to the average found for socially rented accommodation in recent DCA surveys (around 82%).

Figure 9-6 Adequacy by Tenure
Question 8a by Question 1



Source: DCA Stevenage 2013 Housing Needs Survey * Low volume of data

- 9.5.4 The lowest level of adequacy was for the tied to employment sector, followed by the private rented sector at 75.6%, still a relatively high level for a sector with the highest levels of disrepair.

9.5.5 The next question in relation to inadequacy was the reason why respondents felt their home was inadequate. This is a multiple choice question and respondents made an average of 2.0 choices each.

Table 9-9 Reason For Inadequacy
Question 8b

Reasons (in Situ)	% responses	% households	N ^{os} . implied (all choices)
Needs improvements / repairs	20.5	41.8	2,038
Too costly to heat	11.7	23.8	1,161
Inadequate facilities	4.2	8.5	415
No heating	1.0	2.1	100
Reasons (in Situ)	% responses	% households	N ^{os} . implied (all choices)
Too small	26.0	52.9	2,581
Insufficient number of bedrooms	13.2	26.9	1,314
Rent / Mortgage too expensive	9.9	20.1	982
Too large	0.0	0.0	0
Housing affecting health of any household member	8.0	16.3	797
Suffering harassment	4.3	8.8	428
Tenancy insecure	1.2	2.6	126
Overall Total	100.0		9,942

Source: DCA Stevenage 2013 Housing Needs Survey

- 9.5.6 37.4% of responses identified an 'in house' solution relating to repairs, improvements, inadequate facilities and heating. 41.8% of households (2,038 implied) selected the need for improvement or repairs as one of their choices.
- 9.5.7 62.6% of responses indicated a solution requiring a move. The largest single issue in this group was that the home was too small, referred to by 52.9% of households as one of their choices, implying 2,581 cases.
- 9.5.8 26.9% said they had an insufficient number of bedrooms and 20.1% said that their rent / mortgage were too expensive.
- 9.5.9 These households were tested on whether they are actually over-occupied by the national bedroom standard and the data showed there were around 1,237 households in this situation, lower than the level who stated that their home was too small.
- 9.5.10 This suggests that around 1,344 households (2,581 households that said their accommodation was too small minus 1,237 implied households that were calculated as being over-crowded) may well be expecting additional children or perhaps have an elderly parent coming to live with them which would make their house too small in their view, but equally it could be a desire for more space in general.
- 9.5.11 Although some of them could become over-occupied they have been eliminated from the calculations of those needing to move for this reason in the CLG model later in the Report.

9.5.12 The table below shows the results for inadequacy by the four sub-areas.

Table 9-10 Reason For Inadequacy by Sub-Area
Question 8b by Sub-Area

Reasons	North West % household	North East % household	Central % household	South % household
Needs improvements / repairs	41.5	42.0	45.3	38.5
Too costly to heat	17.5	33.3	29.3	14.5
Too small	54.9	56.9	43.8	54.7
Insufficient number of bedrooms	32.0	25.2	26.3	23.9
Health affecting health of household member	11.2	15.6	16.0	23.2
Rent / Mortgage too expensive	30.2	17.9	20.4	11.2
Tenancy insecure	6.1	3.6	0.0	0.0
Suffering harassment	7.7	6.7	11.3	10.0
Inadequate facilities	12.4	1.1	9.6	11.7
No heating/insufficient heating	2.3	0.0	0.0	6.2

Source: DCA Stevenage 2013 Housing Needs Survey No data for 'too large'

- 9.5.13 In the North West sub-area the main three reasons for inadequacy were property too small (54.9%), needs improvements / repairs (41.5%), and insufficient number of bedrooms at 32.0%.
- 9.5.14 In the North East sub-area the main three reasons for inadequacy were property too small (56.9%), needs improvements / repairs (42.0%) and too costly to heat (33.3%).
- 9.5.15 The highest inadequacies in the Central sub-area were needs improvements / repairs at 45.3%, property too small at 43.8% and too costly to heat (29.3%).
- 9.5.16 In the South sub-area the main three reasons for inadequacy with the property were property too small at 54.7%, needs improvements / repairs at 38.5% and an insufficient number of bedrooms at 23.9%.
- 9.5.17 Overall 3,267 households (55.1%) said that a move was necessary to resolve any inadequacy and of those households, 52.9% (1,650) indicated that they could afford a home of suitable size in the Borough.
- 9.5.18 The largest proportion of households who said that a move was necessary to resolve any inadequacy were owner occupiers at 34.8%, followed by the social rented sector at 32.6% (the majority of whom were Stevenage Homes rented at 23.9%) and 30.9% living in the private rented sector

9.6 Under and Over-Occupation

- 9.6.1 A broad assessment of ‘under-occupation’ and ‘over-occupation’ was conducted based on a detailed analysis of the family composition data. The number of bedrooms required in each household was established allowing for age and gender of occupants as defined by the ‘bedroom standard’.
- 9.6.2 In the case of over-occupation any dwelling without sufficient bedrooms to meet that requirement has been categorised as over-occupied. In the case of under-occupation, any dwelling with more than one ‘spare’ bedroom above requirement has been categorised as under-occupied. This is perhaps better described as “two or more spare bedrooms”.
- 9.6.3 The assessment of under and over-occupation by tenure revealed some disparity between tenure types as indicated below.

Table 9-11 Under / Over-Occupation by Tenure
Question 15a by Question 3 & Question 1

Tenure	% under occupied	% over- occupied
Owner occupied with mortgage	38.0	3.0
Owner occupied no mortgage	68.5	1.0
Private rented	9.6	4.5
Stevenage Homes	26.4	5.1
Other RP rented	4.4	9.5
Shared Ownership*	1.7	0.0
All stock	36.7	3.5

* Low volume of data Source: DCA Stevenage 2013 Housing Needs Survey

Over-Occupation

- 9.6.4 The overall over-occupation level of 3.5% (1,237 implied households), is slightly higher than the average UK level indicated by the Survey of English Housing 2010/11 (SEH) at 3.0%.
- 9.6.5 The highest level of over-occupation is in the other Registered Provider rented accommodation at 9.5%, higher than the average of 7.3% for the social sector in the Survey of English Housing 2010/11.

Under-Occupation

- 9.6.6 The overall under-occupation figure of 36.7% was lower than the average found in recent DCA surveys (around 40%).
- 9.6.7 Under-occupation within the owner occupied no mortgage sector, which will include a higher proportion of elderly households was at 68.5%, higher than the level of around 61.0% found in recent DCA surveys. However, the level in the owner occupied with mortgage sector is still high at around 38%.
- 9.6.8 The under-occupation level in the social rented sector (30.8%), the majority of which is in the Stevenage Homes (26.4%), is very high in comparison to the all tenure average.

- 9.6.9 The Housing Survey data estimated that there are around **2,632** social rented properties which are under-occupied by **two or more bedrooms**, of which 2,178 are Stevenage Homes rented stock. However over 45% of the Stevenage Homes stock is 3 or more bedrooms.
- 9.6.10 Tackling under-occupation of family houses to make best use of the existing stock would make a positive contribution to addressing the over-occupation in the stock and meeting need for family units through better re-let supply. In practice it is recognised that this is difficult to achieve.

9.7 Shared Housing and Communal Establishments

- 9.7.1 Shared housing and communal establishments are an important type of accommodation for people vulnerable to homelessness as well as for students. The most reliable data is from the Census.
- 9.7.2 In 2011, 552 residents in Stevenage lived in 56 communal establishments. The three major types of medical and care establishments are nursing homes, residential care homes and other medical and care establishments.
- 9.7.3 The numbers of communal establishments and residents in each of the benchmark areas, compared by 2001 and 2011 are shown in Table 9-12.

Table 9-12 Communal Establishments by Area 2001 to 2011

Area	2001		2011	
	No of Communal Establishment	No of Residents in Communal Establishments	No of Communal Establishment	No of Residents in Communal Establishments
Stevenage	25	736	56	552
East Region	4,305	91,605	5,682	98,360
England	43,972	890,681	54,596	952,525

Source: Crown Copyright © Census 2001 and Census 2011

9.8 Key Findings

- Survey data revealed that the property type profile is skewed towards terraced houses and the average number of bedrooms by property across the Borough is 2.6.
- 72.6% of properties in the market sector are 3 bedrooms or more, compared to 39.9% of properties in the social sector.
- The overall over-occupation level of 3.5% (1,237 implied households), is slightly higher than the average UK level indicated by the Survey of English Housing 2010/11 at 3.0%.
- The highest level of over-occupation is in the other RP rented accommodation at 9.5%.
- The overall under-occupation figure of 36.7% was lower than the average found in recent DCA surveys (around 40%). Under-occupation was highest in the owner occupied sector, particularly those with no mortgage.
- In the social rented sector the levels are lower but still suggest around 2,632 properties are under-occupied by two spare bedrooms.
- 87.7% of respondents said their home was adequate for their needs; 12.3% considered their home inadequate for their needs.
- The lowest adequacy by tenure was found in the private rented sector at 75.6%.
- The main reason for inadequacy was that the property was too small (52.9% of households).

10 MIGRATION

10.1 Introduction

10.1.1 This section looks at the patterns of migration for the Borough. In the first part of the section, the 6,954 implied households (19.8% of the sample) who had moved in the last 3 years were asked where they had moved from.

10.1.2 56.9% had previously lived within the Borough; 43.1% had moved in from outside the Borough (3,163 implied households).

10.2 In-Migration to the Borough

10.2.1 3,163 households had in-migrated to Stevenage over the last three years from outside the Borough. 7.1% had moved from elsewhere in the UK, 6.9% had moved from elsewhere in London / South East, and 5.6% from Welwyn Hatfield.

Table 10-1 Location of Previous Dwelling (In-migrants)
Question 5

Location	%	N ^{OS.}
Elsewhere in the UK	7.1	522
Elsewhere in London / South East	6.9	507
Welwyn Hatfield	5.6	414
East Herts	4.2	306
Letchworth / Hitchin / Baldock	3.7	274
Elsewhere in Hertfordshire	3.6	266
Barnet / Enfield	3.2	238
Abroad	2.6	188
Elsewhere in North Herts	2.3	172
Central Bedfordshire	2.2	161
St Albans	1.6	115
Total		3,163

Source: DCA Stevenage 2013 Housing Needs Survey Data

10.2.2 25.0% of all those who had in-migrated into the Borough said that it was their first independent home as an adult.

- 10.2.3 Those who had moved into or within the Borough in the last 3 years were then asked what the most important reason was for moving home.

Table 10-2 Reason for Moving for those Moving within or to the Borough
Question 6b

Reason	Households moved within the Borough (%)	Households in-migrated to the Borough (%)
New Job	2.3	17.1
Closer / easier to commute	1.5	18.2
To be near a relative	2.8	9.0
Education	0.8	1.9
Needed more space	33.8	13.1
Needed less space	4.0	0.5
Relationship / family breakdown	17.8	11.1
Retirement	4.6	2.7
Wanted own home	14.0	16.8
To move to a cheaper home	8.8	2.5
Wanted to buy	1.2	6.2
Health reasons	8.5	1.0

Source: DCA Stevenage 2013 Housing Needs Survey Data

- 10.2.4 The main reason for a move within the Borough was a need for more space at 33.8%, followed by a relationship / family breakdown and wanted own home.
- 10.2.5 The main reason for in-migrating to the Borough was closer / easier to commute at 18.2%, followed by new job and wanted own home.

10.3 Out - Migration from the Borough

- 10.3.1 Out-migration is expected to account for 30.0% of all moves for existing moving households (2,737 implied) and 7.0% of concealed households over the next 3 years (637 moves implied).
- 10.3.2 Those moving out of the area were asked where they were thinking of relocating. In this case 2,645 implied existing households (82.6%) and 597 implied concealed households (18.7%) responded to this question.
- 10.3.3 In the case of both existing and concealed households moving, the main single interest was in moving elsewhere in the UK at 36.4% and 39.1% respectively.
- 10.3.4 The second most popular choice for existing households was Letchworth / Hitchin / Baldock at 15.5%.

- 10.3.5 In the case of concealed households moving, the second most popular choice was elsewhere in London / South East at 17.3%.

Table 10-3 Location of Move for those Moving Outside the Borough
Question 17c

Location	Existing households		Concealed households	
	%	N ^{os.} implied	%	N ^{os.} implied
Elsewhere in the UK	36.4	960	39.1	234
Letchworth / Hitchin / Baldock	15.5	411	6.2	37
Elsewhere in London / South East	10.0	264	17.3	103
Abroad	7.9	209	16.4	98
Elsewhere in Hertfordshire	9.6	253	8.5	51
Elsewhere in North Herts	5.7	149	3.9	23
St Albans	4.6	123	0.0	0
East Herts	3.7	99	1.8	11
Welwyn Hatfield	3.5	93	4.1	24
Central Bedfordshire	2.4	64	0.0	0
Barnet / Enfield	0.7	20	2.7	16
Total	100.0	2,645	100.0	597

Source: DCA Stevenage 2013 Housing Needs Survey Data

- 10.3.6 Those moving out of the area were asked their reasons for moving away. This question was a multiple choice question and on average all households made 1.5 choices.
- 10.3.7 In the case of existing households the main reasons were family reasons at 44.0% and quality of the neighbourhood at 36.0%.
- 10.3.8 In the case of concealed households moving, choices were more focused on employment / access to work (66.2%), followed by education at 24.4%, as might be expected from a group likely to have a younger profile.
- 10.3.9 Table 10-4 below shows the full breakdown of reasons for moving out of the Borough for both existing and concealed households.

Table 10-4 Reason for Moving Out of the Borough
Question 17d

Reason	Existing Households		Concealed households	
	% households	N ^{os.} implied	% households	N ^{os.} implied
Family Reasons	44.0	1,172	19.5	122
Quality of neighbourhood	36.0	959	14.6	91
Employment / Access to work	30.5	811	66.2	414
Education	19.8	527	24.4	152
Retirement	13.2	350	0.0	0
Unable to afford to buy a home	8.9	237	4.4	27
Lack of affordable rented housing	4.4	116	4.4	27
Total		4,172		833

Source: DCA Stevenage 2013 Housing Needs Survey Data

10.4 Migration Summary

10.4.1 The tables below show the net migration patterns for existing households who have moved in the past 3 years.

Table 10-5 Net Migration Patterns

Migration Areas	Letchworth / Hitchin / Baldock	East Herts	Elsewhere in North Herts	Welwyn Hatfield
Moving into the Borough	274	306	172	414
Moving out of the Borough	448	110	172	117
Net Migration	- 174	+ 196	-	+ 297

Migration Areas	St Albans	Elsewhere in Hertfordshire	Central Bedfordshire	Barnet / Enfield
Moving into the Borough	115	266	161	238
Moving out of the Borough	123	304	64	36
Net Migration	- 8	-38	+ 97	+ 202

Migration Areas	Elsewhere in London / South East	Elsewhere in the UK	Abroad	Total
Moving into the Borough	507	522	188	3,163
Moving out of the Borough	367	1,194	307	3,242
Net Migration	+ 140	- 672	- 119	-79

Source: DCA Stevenage 2013 Housing Needs Survey Data

10.4.2 Over the past 3 years there has been a total net out-migration for the whole Borough of - 79 households.

10.4.3 The main net in-migration to the Borough was from Welwyn Hatfield (+297), followed by Barnet / Enfield at +202. There was also a high level of net in-migration from East Herts at +196.

10.4.4 The highest level of net out-migration from Stevenage was to elsewhere in the UK at -672. There were smaller levels of net out-migration to Letchworth / Hitchin / Baldock (-174) and Abroad (-119).

10.5 Key Findings

- 3,163 implied households had in-migrated to Stevenage over the last three years from outside the Borough, 6.9% had moved from elsewhere in London / South East and 7.1% from elsewhere in the UK.
- The main reason for the move into the Borough in the last three years was closer / easier to commute at 18.2%.
- 25.0% of in-migrating households moved into the Borough to form their first household.
- Over the next 3 years 30.0% of existing households and 7.0% of concealed households are expected to move out of the Borough.
- In the case of both existing and concealed households the main single interest was in moving to “elsewhere in the UK”.
- The main reason for the out-migration for existing households was family reasons and for concealed households it was employment / access to work.
- The main net in-migration to the Borough was from Welwyn Hatfield (+297), followed by Barnet / Enfield at +202. The highest level of net out-migration from Stevenage was to elsewhere in the UK at -672.
- Over the past 3 years there was a net in-migration of -79 households into the Borough.

11 HOUSEHOLDS INTENDING TO MOVE WITHIN THE BOROUGH

11.1 Introduction

11.1.1 This section examines the responses from the household survey in relation to the future intentions and plans of both existing and concealed households within Stevenage over the next three years. The data from this section is then further analysed in Section 12 focusing on those households specifically requiring market housing and Section 13 looking at those households requiring affordable housing.

11.2 Households Moving

11.2.1 Moving intentions were tested in the survey questionnaire with an emphasis on future plans to move within the borough for existing households and also a more focused study on concealed households who represent pent up demand for housing.

11.2.2 Respondents were asked to say whether they or any members of the household were currently seeking to move or will do so in the next three years. 26.6% of all households responding (9,024 implied) planned a move, implying an average of 8.9% per annum.

**Table 11-1 Households Moving by Current Tenure
Question 17a x Q1**

	%	N ⁹⁵ . implied
Owner occupation with mortgage	40.7	3673
Owner occupation no mortgage	12.0	1078
Private rent	23.6	2132
Stevenage Homes rent	14.5	1312
Registered Provider rent	5.8	520
Living Rent Free	0.3	30
Shared Ownership	3.1	279
Total	100.0	9,024

Source: DCA Stevenage 2013 Housing Needs Survey Data

11.2.3 This is a low level and probably reflects forecasting in the current economy where house sales levels have been half of the levels in 2005 – 2007.

11.2.4 The scale of movement is highest from market housing with around 52.7% of current movers moving from owner occupation and 23.6% from private rent. The combined moves from social rent were 20.3%.

11.3 Demand for Existing Moving Households

11.3.1 The table below shows the preferred tenure for existing households moving in the next three years by their current tenure.

Table 11-2 Current Tenure / Tenure Preferred (Existing Households)
Question 1 / 22

Preferred Tenure	Current Tenure												Total N ^{os.}
	O/O with mortgage		O/O no mortgage		Private rent		Stevenage Homes rent		RP Rented		Shared Ownership		
	%	N ^{os.}	%	N ^{os.}	%	N ^{os.}	%	N ^{os.}	%	N ^{os.}	%	N ^{os.}	
Owner occupation	87.6	779	56.1	136	32.5	447	0.0	0	24.9	92	94.7	162	1,617
Private rent	4.7	42	18.4	45	21.9	301	0.0	0	0.0	0	0.0	0	387
Stevenage Homes rented	4.8	42	25.5	62	34.2	471	90.9	884	61.8	230	5.3	9	1,698
RP rent	0.0	0	0.0	0	3.7	52	9.1	88	13.3	49	0.0	0	189
Shared Ownership	2.9	25	0.0	0	7.7	106	0.0	0	0.0	0	0.0	0	131
Total	100.0	888	100.0	243	100.0	1,377	100.0	972	100.0	371	100.0	171	4,022

Note: no preference for Tied to Employment

Source: DCA Stevenage 2013 Housing Needs Survey Data

11.3.2 In total **2,004** existing households require market housing, this group is analysed in detail in Section 12. A further **2,018** existing households require affordable housing, this group is analysed in detail in Section 13.

11.3.3 There is some significant cross tenure movement especially to social rent. 34.2% of movers from the private rented sector, 25.5% from older owner-occupiers with no mortgage and 4.8% of owners with a mortgage. No RP rented tenants expect to move into the private sector.

11.4 Demand for Concealed Moving Households

- 11.4.1 This section examines in detail those people living in an existing household but who are described as a ‘concealed’ household. This is taken as a proxy for the extent of ‘concealment’ of housing need within the borough because these households represent a pent up and unmet demand for housing.
- 11.4.2 The questionnaire allowed for up to two concealed households to be identified within each existing household, each intending to form a new home within the borough in the next three years.
- 11.4.3 A total of **2,548** concealed households planning to form in the next three years were identified from an average of 1st (2,111) and 2nd (437) concealed households in the detailed data tables and this is the figure used as a control total in this section.
- 11.4.4 The majority (84.0%) concealed households consisted of people described as children of the household; a further 6.3% were described as ‘other relative’. 4.3% was a partner / spouse (reflecting a relationship breakdown).

Table 11-3 Concealed Household Formation in the Next Three Years

Question 27

Concealed households	%	N ^{os} . implied
Child (16+)	84.0	2,140
Parent / Grandparent	3.8	97
Other Relative	6.3	160
Partner / Spouse	4.3	110
Lodger / Friend	1.6	41
Total	100.0	2,548

Source: DCA Stevenage 2013 Housing Needs Survey Data

- 11.4.5 The table below shows the results for the age of each new household.

Table 11-4 Age of Concealed Households

Question 28c

Age Groups	%	N ^{os} . implied
16 – 19	7.6	194
20 - 24	42.0	1,069
25 – 34	40.8	1,040
35 - 45	5.1	130
45 - 59	2.1	54
60 - 74	1.4	36
75+	1.0	25
Total	100.0	2,548

Source: DCA Stevenage 2013 Housing Needs Survey Data

- 11.4.6 The main two age groups forming are the 20-24 at 42.0% and the 25 – 34 age group at 40.8%.

- 11.4.7 The survey found that children (under the age of 16) were present (or due) in around 11.2% of all households planning to form (285 implied).

Table 11-5 Number of Children

Question 28d

Children	%	N ^{os.} implied
None	88.8	2,263
One	2.6	66
Two or more	7.6	194
Child due	1.0	25
Total	100.0	2,548

Source: DCA Stevenage 2013 Housing Needs Survey Data

- 11.4.8 New households were asked whether they were being formed as a single or couple household, 52.2% indicated formation as a single household, 47.8% as a couple.
- 11.4.9 Households indicating a couple household were also asked where their partner was currently living. In 43.8% of cases the partner was living elsewhere within Stevenage resulting in a potential double count which is addressed in the CLG Assessment Model Calculation. In 39.5% of cases the partner was already living in the existing household.

Table 11-6 Time of Move - Concealed Households

Question 30

When required	%	N ^{os.} implied
Within 1 year	32.0	815
1 - 2 years	25.0	637
2 - 3 years	43.0	1,096
Total	100.0	2,548

Source: DCA Stevenage 2013 Housing Needs Survey Data

- 11.4.10 32.0% of concealed households required a move within a year, around 25.0% required a move a year later, a total of 57.0% within two years.
- 11.4.11 The Strategic Housing Market Assessment Practice Guidance recommends that for model purposes the scale of annual new household formation is calculated as an average over the first two years as the most reliable data in the CLG model in section 14.

11.4.12 The table below shows the tenure most needed and preferred for concealed moving households in the next three years within Stevenage.

Table 11-7 Tenure Needed / Preferred (concealed households)
Question 29a / Question 29b

	Tenure	Needed		Preferred	
		%	N ^{os.} implied	%	N ^{os.} implied
MARKET	Owner occupation	20.2	515	34.0	866
	Private rent	22.3	568	8.6	219
AFFORDABLE	Stevenage Homes rent	48.3	1,231	45.2	1,152
	RP rent	7.3	186	7.3	186
	RP Shared Ownership	1.9	48	4.9	125
Total		100.0	2,548	100.0	2,548

11.4.13 In terms of the tenure needs of concealed households forming in the borough, the largest proportion needed Stevenage Homes rent (48.3%), followed by private rent (22.3%).

11.4.14 The most preferred tenure is also Stevenage Homes rent (45.2%), followed by owner occupation with more concealed households preferring this tenure than saying they actually needed it (34.0% v 20.2%).

11.4.15 There is also a proportionately high level of preference for shared ownership reflecting the desire for some form of purchase rather than rent.

11.4.16 Our analysis is however based only on the needs data. The market housing sector data for this group is analysed in detail in section 12 and the affordable housing sector in section 13.

11.5 Key Findings

- 26.6% of all households planned a move within the Borough in the next 3 years.
- **2,004** existing households require market housing and **2,018** need affordable housing.
- **1,083** concealed households need market housing and **1,465** need affordable housing.
- The main tenure requirement for both existing and concealed households was Stevenage Homes rented accommodation.

12 FUTURE MARKET HOUSING REQUIREMENTS

12.1 Introduction

12.1.1 This section analyses the needs of existing households and concealed households who are planning to move into market housing within Stevenage over the next 3 years. The section is split for analysis of existing households at 12.2 and separately for concealed households at 12.2.21.

12.2 Demand for Market Housing for Existing Moving Households

12.2.1 As seen in section at Table 11-2, **1,617** existing households are planning to move into owner occupied housing and **387** are planning to move into private rented housing, giving a total demand of **2,004** for market housing within the Borough in the next three years.

12.2.2 Some totals in the following tables may be slightly different to the total of **2,004** as mentioned above due to the different number of responses received for each individual question. Not all respondents answer every question.

12.2.3 Some tables in this section include a column showing figures for “all tenures” i.e. including those existing households needing affordable housing, as a comparison.

Table 12-1 When is the Accommodation Required

Question 18

Time	Market Housing %	N ^{os} . implied	All Tenures %
Within 1 year	44.9	900	45.2
1 - 2 years	22.3	446	25.2
2 - 3 years	32.8	658	29.6
Total	100.0	2,004	100.0

Source: DCA Stevenage 2013 Housing Needs Survey Data

12.2.4 The table above shows that 44.9% of potential movers to market housing sought to do so within one year and 22.3% 1 to 2 years. The levels were very similar to the all tenure level.

Table 12-2 Type of Accommodation Required

Question 19

Type	Market Housing %	N ^{os} . implied	All Tenures %
Detached	20.0	401	14.2
Semi-detached	52.7	1,059	37.8
Bungalow	1.9	38	7.1
Flat / maisonette	4.5	89	13.4
Terraced	17.9	358	23.8
Supported Housing	3.0	60	3.7
Total	100.0	2,005	100.0

Source: DCA Stevenage 2013 Housing Needs Survey Data

- 12.2.5 52.7% of existing households moving to market housing stated that they required a semi-detached property, higher than the proportion of all existing households moving (37.8%). Interest in flats / maisonettes was low at 4.5% compared with the all tenure response of 13.4%.

Table 12-3 Number of Bedrooms Required
Question 21

Bedrooms	Market Housing %	N ^{os} . Implied	All Tenures %
One	0.0	0	11.3
Two	32.9	660	35.6
Three	47.5	951	39.7
Four	15.0	301	9.7
Five or more	4.6	93	3.7
Total	100.0	2,005	100.0

Source: DCA Stevenage 2013 Housing Needs Survey Data

- 12.2.6 The highest demand of those moving to market housing was for 3-bedroom properties at 47.5%, compared with the all tenure demand of 39.7%.
- 12.2.7 The demand for smaller units i.e. 1 and 2 bedrooms was lower than the all tenure demand (32.9% v 46.9%).
- 12.2.8 Cross-tabulation relating type of property required to size required for market housing showed the following results.

Table 12-4 Type Required by Size Required
Question 19 by Question 21

Type	One bedroom		Two bedroom		Three bedroom		Four beds		Five + beds		Total
	N ^{os} .	%	N ^{os} .	%	N ^{os} .	%	N ^{os} .	%	N ^{os} .	%	N ^{os} .
Detached	0	0.0	0	0.0	107	11.3	201	66.8	93	100.0	401
Semi-detached	0	0.0	330	50.1	651	68.4	77	25.7	0	0.0	1,058
Terraced	0	0.0	169	25.7	167	17.5	22	7.5	0	0.0	358
Flat/ maisonette / Bedsit	0	0.0	89	13.5	0	0.0	0	0.0	0	0.0	89
Bungalow	0	0.0	38	5.7	0	0.0	0	0.0	0	0.0	38
Supported Housing	0	0.0	33	5.0	27	2.8	0	0.0	0	0.0	60
Total	0	0.0	659	100.0	952	100.0	300	100.0	93	100.0	2,004

Source: DCA Stevenage 2013 Housing Needs Survey Data

- 12.2.9 Households requiring a smaller size unit i.e. (2 bedrooms) leaned towards a semi-detached or a terraced property. There was also some demand for flats / maisonettes for households requiring a 2 bedroom property.
- 12.2.10 79.7% of households requiring 3-bedrooms and 92.5% requiring 4-bedrooms stated a requirement for a detached or semi-detached property.
- 12.2.11 All of the demand for 5 bedrooms was for a detached property.

- 12.2.12 The following table shows a cross-tabulation of data for the type of property required by tenure of property needed.

Table 12-5 Type Required by Tenure Needed

Question 19 by Question 22

Type	Owner occupation		Private rented		Total
	%	N ^{os.}	%	N ^{os.}	N ^{os.}
Detached	19.9	322	20.5	79	401
Semi-detached	53.4	863	50.5	195	1,059
Terraced	20.3	329	7.7	30	358
Flat / maisonette	3.2	51	9.8	38	89
Bungalow	2.3	38	0.0	0	38
Supported Housing	0.9	15	11.5	45	60
Total	100.0	1,618	100.0	387	2,005

Source: DCA Stevenage 2013 Housing Needs Survey Data

- 12.2.13 53.4% of demand in the owner occupied sector was for semi-detached properties; 20.3% for terraced and 19.9% for detached accommodation.
- 12.2.14 50.5% of demand in the private rented sector was for semi-detached properties and 20.5% was for detached accommodation.
- 12.2.15 Existing households moving were asked where accommodation was required. 2,848 households' responded to this question. Up to 2 choices were offered but on average only 1.6 choices were made.

Table 12-6 Which location do you wish to live in?

Question 25

Location	Market Housing %	N ^{os.} Implied	All Tenures %
Bandley Hill	2.9	42	3.6
Bedwell	8.2	146	16.8
Chells	0.0	0	0.0
Great Ashby	40.2	714	38.5
Longmeadow	1.2	22	4.8
Manor	20.3	360	15.7
Martins Wood	0.0	0	6.0
Old Town	51.3	912	47.6
Pin Green	13.8	244	20.8
Roebuck	4.9	87	10.8
St Nicholas	0.0	0	5.7
Shephall	11.0	195	13.1
Symonds Green	4.9	87	12.9
Woodfield	2.2	39	3.6
Total		2,848	

Source: DCA Stevenage 2013 Housing Needs Survey Data

- 12.2.16 The most popular location choices for existing households moving to market housing were Old Town (51.3%) followed by Great Ashby at 40.2%. Old Town was also the most popular location choice for all tenures.
- 12.2.17 There was no interest in moving to Chells, Martins Wood or St Nicholas.

- 12.2.18 Existing households moving were also asked the reasons for their choice of location. 1,817 households' responded to this multiple choice question and 2.4 choices were made on average.

Table 12-7 Reason for Preferred Location

Question 26

Reason	% responses	% households	N ^{os.} implied (all choices)	All tenures %
Quality of neighbourhood	25.8	61.6	1,120	52.0
Always lived here	12.4	29.6	537	35.4
Nearer family /friends	9.5	22.5	409	33.3
Better / nearer schools and colleges	13.4	31.8	578	32.2
Employment /closer to work	15.7	37.3	677	30.9
Nearer / better shopping and leisure facilities	11.3	26.8	487	25.2
Better public transport	10.1	24.1	438	18.0
Greater availability of affordable housing	1.8	4.3	78	5.1
Total	100.0		4,324	

Source: DCA Stevenage 2013 Housing Needs Survey Data

- 12.2.19 Quality of neighbourhood (61.6%) was the most common choice, followed by employment / closer to work (37.3%) and better / nearer schools and colleges (31.8%).
- 12.2.20 The lowest chosen reason was greater availability of affordable housing at just 4.3%.
- 12.2.21 Demand for Market Housing for Concealed Households
- 12.2.22 As seen in table 10-7, **515** concealed households are planning to move into owner occupied housing and **568** into private rented housing giving a total demand of **1,083** for market housing within the Borough in the next three years.
- 12.2.23 Some totals in the following tables may be slightly different to the total of 1,083 mentioned above due to the different number of responses received for each individual question. Not all respondents answer every question.

Table 12-8 When is the Accommodation Required

Question 30

Time	Market Housing %	N ^{os.} implied	All Tenures %
Within 1 year	32.5	346	32.0
1 - 2 years	30.2	322	25.0
2 - 3 years	37.3	397	43.0
Total	100.0	1,065	100.0

Source: DCA Stevenage 2013 Housing Needs Survey Data

- 12.2.24 32.5% of concealed households moving to market housing are moving within 1 year, with a further 30.2% within 1-2 years. 37.3% are moving in the longer term 2 to 3 years.

- 12.2.25 The data for “preference” as well as need is included as a comparison, to show the gap between needs and aspirations for this group.

Table 12-9 Type of Accommodation Needed / Preferred

Question 31a/b

Type	Needed		Preferred	
	%	N ^{os} . implied	%	N ^{os} . implied
Semi-detached	12.8	136	35.0	236
Flat / maisonette / Bedsit	47.1	501	16.8	114
Detached	10.8	115	17.4	118
Terraced	27.2	289	27.6	187
Bungalow	2.1	22	3.2	22
Total	100.0	1,063	100.0	677

Source: DCA Stevenage 2013 Housing Needs Survey Data

Note: No data for other types

- 12.2.26 The results from the survey showed a different profile from existing households moving, as might be expected for a generally younger group. 28.6% of concealed households moving to market housing needed flats / maisonettes compared with 4.5% of existing households.
- 12.2.27 The following table shows the data for the number of bedrooms needed compared with the preferred number of bedrooms.

Table 12-10 Number of Bedrooms Needed / Preferred

Question 32a/b

Bedrooms	Needed		Preferred	
	%	N ^{os} . implied	%	N ^{os} . implied
One	43.2	454	6.8	47
Two	22.4	236	50.0	347
Three	25.1	264	40.6	282
Four +	9.3	98	2.6	18
Total	100.0	1,052	100.0	694

Source: DCA Stevenage 2013 Housing Needs Survey Data

- 12.2.28 43.2% of concealed households needed one bedroom whilst there was only a very small preference for a one bedroom property (6.8%). 25.1% of concealed households actually needed a 3 bedroom property but 40.6% would prefer 3 bedrooms.
- 12.2.29 The data was analysed regarding concealed households moving, relating to the type of property needed by both the size needed and the tenure needed. The results are shown in the tables below.

Table 12-11 Type Needed by Size Needed
Question 31a by Question 32a

Type	1-bedroom		2-bedroom		3-bedroom		4-bedroom		Total
	%	N ^{OS.}	%	N ^{OS.}	%	N ^{OS.}	%	N ^{OS.}	N ^{OS.}
Semi-Detached	0.0	0	6.4	15	30.0	79	30.3	30	124
Detached	6.4	29	0.0	0	6.4	17	69.7	69	115
Terraced	6.4	29	39.0	92	63.6	168	0.0	0	289
Flat / maisonette	82.3	373	54.6	129	0.0	0	0.0	0	502
Bungalow	4.9	22	0.0	0	0.0	0	0.0	0	22
Total	100.0	453	100.0	236	100.0	264	100.0	99	1,052

Source: DCA Stevenage 2013 Housing Needs Survey Data

Note: No data for other types

- 12.2.30 82.3% of demand for a 1-bedroom and 54.6% of demand for a 2 bedroom property was for a flat / maisonette.
- 12.2.31 63.6% who need 3 bedrooms require a terraced property and 69.7% of concealed households who need 4 bedrooms needed a detached property.
- 12.2.32 The next table shows the demand from concealed households for the type needed by market housing tenure.

Table 12-12 Type Needed by Tenure Needed
Question 31a by Question 29a

Type	Owner Occupation		Private rented		Total
	%	N ^{OS.}	%	N ^{OS.}	N ^{OS.}
Semi-detached	19.0	106	5.3	30	136
Detached	22.2	115	0.0	0	115
Terraced	38.7	203	15.4	86	289
Flat / maisonette	20.1	82	75.3	420	502
Bungalow	0.0	0	4.0	22	22
Total	100.0	506	100.0	558	1,064

Source: DCA Stevenage 2013 Housing Needs Survey Data

No data for other house types

- 12.2.33 38.7% of demand in the owner occupied sector was for terraced housing and 22.2% was for detached housing.
- 12.2.34 75.3% of demand in the private rented sector was for flat / maisonette and 15.4% was for terraced housing.
- 12.2.35 Concealed households were asked the same questions on location as existing households moving. 1,004 concealed households responded to the location question giving an average of 1.9 choices each.

Table 12-13 Which location do you wish to live in?
Question 33

Location	Market Housing%	N ^{os} . Implied	All Tenures %
Bandley Hill	3.5	35	2.8
Bedwell	0.0	0	2.5
Chells	14.6	147	19.5
Great Ashby	30.6	307	33.8
Longmeadow	2.2	22	5.3
Manor	13.8	139	9.8
Martins Wood	11.3	113	11.1
Old Town	43.3	435	42.9
Pin Green	6.8	68	15.2
Roebuck	12.9	130	7.1
St Nicholas	12.7	128	6.8
Shephall	21.4	215	11.5
Symonds Green	13.0	131	16.4
Woodfield	2.1	21	3.6
Total		1,891	

Source: DCA Stevenage 2013 Housing Needs Survey Data

- 12.2.36 The most popular location choice amongst concealed households moving to market housing was Old Town at 43.3% and was also the most popular location choice for existing households moving to market housing.
- 12.2.37 Great Ashby was the next most popular choice of location at 30.6%.
- 12.2.38 There was no demand expressed for Bedwell and little demand for Woodfield, Longmeadow and Bandley Hill.
- 12.2.39 The final question in this section asked respondents why they preferred a particular location. The average number of choices was around 2.2.

Table 12-14 Reason for Preferred Location
Question 34

Reason	Concealed households moving to Market Housing		
	% responses	% households	N ^{os} . implied (all choices)
Nearer family /friends	30.8	66.9	1,668
Quality of neighbourhood	18.9	40.8	1,017
Employment /closer to work	8.6	18.5	462
Always lived here	16.0	34.7	865
Better / nearer schools and colleges	5.8	12.5	311
Nearer / better shopping and leisure facilities	6.3	13.6	340
Greater availability of cheaper housing	1.7	3.6	90
Better public transport	8.0	17.2	429
Greater availability of smaller houses	3.9	8.5	212
Total	100.0		5,394

Source: DCA Stevenage 2013 Housing Needs Survey Data

- 12.2.40 The most popular reason was nearness to family / friends (66.9%). Quality of neighbourhood at 40.8% and always lived here (34.7%) also featured quite highly.

12.3 Total Demand for Market Housing in the Borough

12.3.1 Table 12-15 below shows total demand for market housing by property type and size.

Table 12-15 Demand for Market Housing to 2016

		Semi-Detached	Detached	Terraced	Flat / Maisonette	Bungalow	Supported Housing	Total
EXISTING H/H	1-BEDROOM	0	0	0	0	0	0	0
	2-BEDROOM	330	0	169	89	38	33	659
	3-BEDROOM	651	107	167	0	0	27	952
	4+ BEDROOM	77	294	22	0	0	0	393
CONCEALED H/H	1-BEDROOM	0	29	29	373	22	0	453
	2-BEDROOM	15	0	92	129	0	0	236
	3-BEDROOM	79	17	168	0	0	0	264
	4+ BEDROOM	30	69	0	0	0	0	99
IN-MIGRANT H/H	1-BEDROOM	0	0	20	79	0	0	99
	2-BEDROOM	121	38	216	104	0	0	479
	3-BEDROOM	95	48	297	0	0	0	440
	4+ BEDROOM	0	147	22	0	0	0	169
TOTAL		1,398	749	1,202	774	834	60	4,243

Source: DCA Stevenage 2013 Housing Needs Survey Data

12.3.2 The survey data incorporates existing, concealed and in-migrant household demand for market housing, based on the profile of recent in-migrants to the Borough over the last three years.

12.3.3 It is assumed that the in-migrant market demand will be similar over the next three year period to 2016.

12.4 Current and Future Demand for Market Housing

- 12.4.1 The recently published NPPF identifies the core Government objectives to provide a variety of high quality market housing including addressing any shortfalls that apply in market housing. Authorities are required to plan for a full range of market housing to meet the needs of the whole community, so that provision is made for family, single person, and multi-person households.
- 12.4.2 Local planning authorities should identify the size, type, tenure and range of housing required in particular locations, reflecting local demand. Policies should give indications of the type or size of dwellings to be delivered to meet household demand and create sustainable inclusive and mixed communities over the longer term.
- 12.4.3 The following table identifies the average **annual** demand and supply of market properties by bedrooms in the Borough, after allowing for the turnover of the existing stock created by out-migrants and existing households moving within the Borough and the level of future demand from both local existing and concealed households and in-migrating households. All data is from the 2013 HNS.
- 12.4.4 The major market housing demand from existing, concealed and in-migrating households is for three bedroom properties but the demand is met by the large scale of these properties in the existing stock.
- 12.4.5 There is an annual shortfall of 51 four bedroom units despite a relatively low level of demand from recent in-migrants.
- 12.4.6 Turnover of two bedroom properties is also high and there is estimated to be a net annual shortfall of 110 properties based on existing stock flow. However the demand from in-migrants exceeds supply from out-migrating households by 101 units.
- 12.4.7 Demand and supply of one bedroom units is low reflecting the small stock supply in this sector. Over half of total one bedroom demand is from in-migrating households which may be even stronger in the private rented sector.
- 12.4.8 In total net in-migration of 187 households accounted for 77% of the total net shortfall of 243 units a year.

Table 12-16 Total Demand for Market Housing by Size to 2016

Households	Bed-sit / 1-bed		2-bed		3-bed		4+ bed		All Sizes	
	Supply	Demand	Supply	Demand	Supply	Demand	Supply	Demand	Supply	Demand
Existing		-		249		548		102		899
Concealed		147		18		81		98		344
In-migration		214		262		394		138		1,008
Total Demand		361		529		1,023		338		2,251
Moving within	312		258		523		94		1,187	
Out-migration	133		161		334		193		821	
Total Supply	445		419		857		287		2,008	
Net Shortfall/ Surplus		(84)		110		166		51		243
Shortfall %				33.6		50.8		15.6		

Source: DCA Stevenage 2013 Housing Needs Survey

12.5 Key Findings

Existing Households

- **1,617** households are planning a move to owner occupied housing and **387** are to private rented housing.
- 44.9% plan to move within one year and 22.3% in 1 to 2 years.
- The main type of property required is semi-detached and nearly 50% of movers require a 3 bedroom unit.
- The most popular choice in terms of location was Old Town (51.3%) followed by Great Ashby (40.2%).
- The main reason for choice of location was 'quality of neighbourhood' followed by 'employment / closer to work'.

Concealed Households

- **515** concealed households are planning a move to owner occupied housing and **568** to private rent.
- 32.5% plan to move within a year and 30.2% within 1 to 2 years.
- 47.1% need a flat / maisonette but only 16.8% prefer a flat / maisonette.
- 43.2% need a one bedroom unit, but only 6.8% prefer a one bedroom. 22.4% need a 2-bedroom property.
- The highest demand for location choice was for Old Town at 43.3% followed by Great Ashby at 30.6%.
- The most popular reasons for choice of location were nearness to family / friends, quality of neighbourhood and always lived here.

13 FUTURE AFFORDABLE HOUSING REQUIREMENTS

13.1.1 Introduction

13.1.2 Determining the net shortfall or surplus of affordable housing, in order to meet existing and predicted housing need is a key part of the Housing Need Assessment. This section examines the need for affordable housing and how this is broken down by size of property (i.e. number of bedrooms) and tenure of affordable housing (i.e. intermediate and social rented housing).

13.1.3 The CLG Needs Assessment Model in Section 14 of this report sets out the final figures for housing need across the Borough.

13.1.4 This section is divided into elements exploring the housing needs of existing and concealed households who require affordable housing.

13.2 Housing Benefit and Under- Occupancy

13.2.1 From 1 April 2013 the Government intend to introduce size criteria for working-age Housing Benefit claimants living in the social rented sector.

13.2.2 The size criteria will be the same as for private rented sector claimants whose claims are assessed using the local housing allowance rules.

13.2.3 The maximum rent will be reduced by a national percentage rate depending on how many bedrooms the household is considered not to need.

13.2.4 A bedroom for a non-resident carer will also be taken into account in determining the relevant size criteria where that carer provides necessary overnight care for the claimant or their partner.

13.2.5 Social housing providers will need to take these new regulations into account when allocating housing as well as when deciding on property sizes on new developments.

13.2.6 Under-occupancy of large family homes is already being prioritised by many housing providers.

13.2.7 The changes will heighten the **need to address under-occupancy** to ensure that residents on low incomes do not fall into arrears due to reduced housing benefit being paid towards their rent.

13.3 Affordable Housing Need of Existing Households

13.3.1 There is a total demand of **2,018** affordable units for existing households moving within the Borough over the three years to 2015.

13.3.2 **1,698** of existing households moving needed Stevenage Homes rented accommodation, **189** needed RP rented accommodation and **131** needed RP shared ownership accommodation.

13.3.3 Some totals in the following tables may be slightly different to the total of **2,018** mentioned above due to the different number of responses received for each individual question. Not all respondents answer every question.

- 13.3.4 Some tables in this section include a column showing “% all tenures” i.e. including those existing households needing market housing as a comparison.

Table 13-1 When is the Accommodation Required (existing households)

Question 18

Time	Affordable Housing %	N ^{OS} . implied	% All Tenures
Within 1 year	45.5	846	45.2
1 - 2 years	28.2	526	25.2
2 - 3 years	26.3	489	29.6
Total	100.0	1,861	100.0

Source: DCA Stevenage 2013 Housing Needs Survey Data

- 13.3.5 The data shows that 45.5% of potential movers to affordable housing sought to do so within one year, a very similar level for all movers (45.2%).
- 13.3.6 The main type of accommodation required amongst existing households moving to affordable housing was terraced accommodation at 29.9%. 23.0% of respondents felt that they required a flat/maisonette and interest in a semi-detached property was 22.2%. Interest in bungalows was 11.8%, detached properties was 8.4% and in supported housing was 4.7%.
- 13.3.7 23.0% of existing households needing affordable housing indicated that they required one bedroom, 38.4% need two bedrooms, 31.8% three bedrooms, 3.9% require four bedrooms and 2.9% require five bedroom units.
- 13.3.8 Analysis of the type of property required by size required in terms of number of bedrooms showed the following results.

Table 13-2 Type by Size Required

Question 19 by Question 21

Type	One bedroom		Two bedrooms		Three bedrooms		Four+ bedrooms		Total
	%	N ^{OS} .	%	N ^{OS} .	%	N ^{OS} .	%	N ^{OS} .	N ^{OS} .
Detached	0.0	0	6.8	53	8.8	56	43.5	60	169
Semi-detached	0.0	0	17.4	135	45.0	289	18.1	25	449
Terraced	8.1	38	36.8	285	35.6	229	38.4	53	605
Flat / maisonette	59.0	274	24.6	191	0.0	0	0.0	0	465
Bungalow	12.5	58	14.4	112	10.6	68	0.0	0	238
Supported Housing	20.4	94	0.0	0	0.0	0	0.0	0	94
Total	100.0	464	100.0	776	100.0	642	100.0	138	2,020

Source: DCA Stevenage 2013 Housing Needs Survey Data

No data for other house types

- 13.3.9 Demand assessed by number of bedrooms shows that 59.0% of the total one bedroom demand was for flats / maisonettes. 36.8% of demand for two bedrooms was for terraced properties and 45.0% of three bedroom demand was for semi-detached accommodation. The main four-bedroom demand was for detached accommodation.

13.3.10 Analysis of the type of property required with type of tenure required showed the following results.

Table 13-3 Type Required by Tenure Required
Question 19 by Question 23

	Stevenage Homes rent		RP rented		RP Shared Ownership		Total
	%	N ^{OS.}	%	N ^{OS.}	%	N ^{OS.}	N ^{OS.}
Semi-detached	21.4	364	44.6	84	0.0	0	448
Detached	10.0	169	0.0	0	0.0	0	169
Terraced	26.1	444	55.4	105	42.1	55	604
Flat / maisonette	22.9	389	0.0	0	57.9	76	465
Bungalow	14.0	238	0.0	0	0.0	0	238
Supported Housing	5.6	94	0.0	0	0.0	0	94
Total	100.0	1,698	100.0	189	100.0	131	2,018

Source: DCA Stevenage 2013 Housing Needs Survey Data
No data for other types

13.3.11 26.1% of existing households who need Stevenage Homes rented accommodation need a terraced property, 22.9% a flat / maisonette and 21.4% a semi-detached property.

13.3.12 55.4% of existing households needing RP rented accommodation need a terraced property and 44.6% a semi-detached.

13.3.13 57.9% of shared ownership demand was for a flat / maisonette and 42.1% a terraced property.

13.3.14 Analysis of the size of property required with type of tenure required showed the following results.

Table 13-4 Size Required by Required Tenure
Question 21 by Question 23

	Stevenage Homes rent		RP rented		RP Shared Ownership		Total
	%	N ^{OS.}	%	N ^{OS.}	%	N ^{OS.}	N ^{OS.}
One Bedroom	27.3	464	0.0	0	0.0	0	464
Two Bedrooms	32.5	552	64.3	121	77.3	101	775
Three Bedrooms	33.9	574	35.7	67	22.7	30	672
Four or more Bedrooms	6.3	107	0.0	0	0.0	0	107
Total	100.0	1,697	100.0	188	100.0	131	2,018

Source: DCA Stevenage 2013 Housing Needs Survey Data

13.3.15 The majority of all affordable tenures require 2 or 3 bedrooms.

13.3.16 59.8% of existing households moving to affordable housing (1,207 implied) were registered on a housing waiting list.

- 13.3.17 Existing households moving to affordable housing were asked where accommodation was required. 1,951 households responded to this question and an average of 2.4 choices was made.

Table 13-5 Where is accommodation required?

Question 25

Location	Affordable Housing %	N ^{os} . Implied	All Tenures %
Bandley Hill	4.9	95	3.6
Bedwell	25.0	487	16.8
Chells	0.0	0	0.0
Great Ashby	37.9	740	38.5
Longmeadow	8.3	161	4.8
Manor	11.4	222	15.7
Martins Wood	11.6	227	6.0
Old Town	44.0	858	47.6
Pin Green	27.8	543	20.8
Roebuck	16.4	320	10.8
St Nicholas	11.1	217	5.7
Shephall	14.2	277	13.1
Symonds Green	20.5	400	12.9
Woodfield	5.1	99	3.6
Total		4,646	

Source: DCA Stevenage 2013 Housing Needs Survey Data

- 13.3.18 The most popular location for existing households moving and requiring affordable was Old Town (44.0%), followed by Great Ashby at 37.9%. These locations were the main choice for all households moving to market housing also.
- 13.3.19 The final question in this section asked respondents why they preferred a particular location. 1,933 households' responded to this question. This was a multiple choice question and 2.3 choices were made on average.

Table 13-6 Reason for Preferred Location

Question 26

Reason	% responses	% households	N ^{os} . implied (all choices)	All tenures %
Nearer family /friends	18.4	42.6	823	33.3
Always lived here	18.2	42.2	815	35.4
Better public transport	5.6	12.9	249	18.0
Quality of neighbourhood	19.1	44.2	855	52.0
Nearer / better shopping and leisure facilities	10.2	23.6	456	25.2
Better / nearer schools and colleges	14.6	33.7	652	32.2
Employment /closer to work	11.3	26.1	504	30.9
Greater availability of affordable housing	2.6	6.1	117	5.1
Total	100.0		4,471	

Source: DCA Stevenage 2013 Housing Needs Survey Data

- 13.3.20 Quality of neighbourhood was the largest single choice at 44.2% followed closely by nearer family / friends (42.6%) and always lived here at 42.2%.

13.4 Needs of Concealed Households Moving Within Stevenage

- 13.4.1 Table 10-7 showed that **1,231** concealed households intend to move to Stevenage Homes rented accommodation, **186** to Registered Provider rented housing and **48** to RP shared ownership. In total, **1,465** concealed households over the next three years require affordable housing in Stevenage.
- 13.4.2 Some totals in the following tables may be slightly different to the total of **1,465** mentioned above due to the different number of responses received for each individual question. Not all respondents answer every question.
- 13.4.3 A column is included in some tables for “all concealed households %”, i.e. including those needing market housing, as a comparison.

Table 13-7 When is the Accommodation Required
Question 30

Time	Affordable Housing %	N ^{os} . implied	All Tenures %
Within 1 year	33.4	471	32.0
1 - 2 years	19.9	281	25.0
2 - 3 years	46.7	658	43.0
Total	100.0	1,410	100.0

Source: DCA Stevenage 2013 Housing Needs Survey Data

- 13.4.4 33.4% of concealed households needing affordable housing require their accommodation within 1 year. 19.9% are moving in 1 – 2 years and 46.7% in 2-3 years.
- 13.4.5 38.5% of concealed households moving to affordable housing require a terraced house and 33.4% a flat / maisonette. 17.1% require a detached property, 4.6% a bungalow and 3.7% a semi-detached house. 2.7% require supported housing.
- 13.4.6 The highest demand in relation to the size of the property was for 2-bedrooms at 44.2% (629 implied). 42.6% (606 implied) required a 1-bedroom property and 13.2% (187 implied) required 3 bedrooms. There was no demand for a 4-bedroom property.

- 13.4.7 Analysis of the type of property needed by the size of property needed for concealed households moving showed the following results.

Table 13-8 Type Needed by Size Needed

Question 31a by Question 32a

Type	1-bed		2-bed		3-bed		Total
	%	N ^{os.}	%	N ^{os.}	%	N ^{os.}	N ^{os.}
Semi-detached	0.0	0	3.8	22	15.7	29	51
Detached	11.1	67	20.9	122	25.9	48	237
Terraced	18.0	109	51.7	302	58.4	108	519
Flat / maisonette	61.0	369	16.6	97	0.0	0	466
Bungalow	3.8	23	7.0	41	0.0	0	64
Supported Housing	6.1	37	0.0	0	0.0	0	37
Total	100.0	605	100.0	584	100.0	185	1,374

Source: DCA Stevenage 2013 Housing Needs Survey Data

No data for other types / sizes

- 13.4.8 Around 61.0% of 1 bedroom demand was for flats / maisonettes.
- 13.4.9 51.7% of the demand for a 2-bedroom property and 58.4% of demand for a 3-bedroom property was for terraced houses.

Table 13-9 Type Needed by Tenure Needed
Question 31a by Question 29a

	Stevenage Homes rent		RP rented		Shared Ownership		Total
	%	N ^{os.}	%	N ^{os.}	%	N ^{os.}	N ^{os.}
Semi-detached	4.4	51	0.0	0	0.0	0	51
Detached	18.3	213	13.2	24	0.0	0	238
Terraced	39.9	463	23.1	42	66.7	32	538
Flat / maisonette	28.7	334	63.7	116	33.3	16	466
Bungalow	5.5	64	0.0	0	0.0	0	64
Supported Housing	3.2	37	0.0	0	0.0	0	37
Total	100.0	1,162	100.0	182	100.0	48	1,394

Source: DCA Stevenage 2013 Housing Needs Survey Data
No data for other types

- 13.4.10 The main interest from concealed households forming in the Stevenage Homes rented sector was for terraced houses at 39.9%; flats / maisonettes at 28.7% and detached at 18.3%. The main interest for the RP rented sector was for flats / maisonettes at 63.7%.
- 13.4.11 The majority of interest from concealed households needing shared ownership was for terraced properties at 66.7%.
- 13.4.12 Analysis of the type of property required with type of tenure required showed the following results

Table 13-10 Size Needed by Tenure Needed
Question 32a by Question 29a

	Stevenage Homes rent		RP rented		Shared Ownership		Total
	%	N ^{os.}	%	N ^{os.}	%	N ^{os.}	N ^{os.}
One Bed	41.8	498	51.1	93	33.3	16	607
Two Bed	44.6	531	35.7	65	66.7	32	628
Three Bed	13.6	162	13.2	24	0.0	0	186
Total	100.0	1,191	100.0	182	100.0	48	1,421

Source: DCA Stevenage 2013 Housing Needs Survey Data
No data for other sizes

- 13.4.13 The majority of households moving to affordable housing tenures require one and two bedrooms.
- 13.4.14 49.7% of concealed households moving to social housing (728 implied) responded to the question on whether they were registered on a housing waiting list. The majority of concealed households who wanted to move to affordable housing were registered on the Stevenage Homes waiting list.

- 13.4.15 Concealed households moving to affordable housing were asked where accommodation was required. 1,166 households' responded to this question. Up to 2 choices were offered but on average only 1.8 choices were made.

Table 13-11 Where is accommodation required

Question 33

Location	Affordable Housing %	N ^{os} . implied	All Tenures %
Bandley Hill	3.2	37	2.8
Bedwell	3.6	42	2.5
Chells	28.4	331	19.5
Great Ashby	38.9	454	33.8
Longmeadow	8.2	96	5.3
Manor	5.7	66	9.8
Martins Wood	6.5	76	11.1
Old Town	37.7	440	42.9
Pin Green	15.8	184	15.2
Roebuck	4.1	48	7.1
St Nicholas	3.9	45	6.8
Shephall	6.4	75	11.5
Symonds Green	18.3	213	16.4
Woodfield	1.9	22	3.6
Total		2,129	

Source: DCA Stevenage 2013 Housing Needs Survey Data

- 13.4.16 The single most popular choice for concealed households moving to affordable housing was for Great Ashby (38.9%) closely followed by Old Town at 37.7%. 28.4% opted for Chells as their preferred location.
- 13.4.17 The following table showed the results for the reasons for their preferred location. This was a multiple choice question and 2.2 choices were made on average per concealed household.

Table 13-12 Reason for Preferred Location

Question 34

Reason	% responses	% households	N ^{os} . implied (all choices)
Nearer family /friends	32.5	70.2	819
Always lived here	13.6	29.3	342
Quality of neighbourhood	20.7	44.6	520
Employment /closer to work	9.2	19.9	232
Nearer / better shopping and leisure facilities	4.6	9.9	115
Better / nearer schools and colleges	7.8	16.9	197
Better public transport	7.5	16.0	188
Greater availability of smaller housing	3.2	6.9	80
Greater availability of cheaper housing	0.9	1.9	22
Total	100.0		2,515

Source: DCA Stevenage 2013 Housing Needs Survey Data

- 13.4.18 Core sustainability factors such as near family and friends and always lived in the area, employment / closer to work allow people to live and work in the same area. Reducing travel time and being near family members to provide support creates a more sustainable community.
- 13.4.19 The main reason for concealed households moving to their choice of location was to be near family / friends (70.2%, 411 implied), followed by quality of neighbourhood at 44.6%.

13.5 Future Size of Affordable Housing

- 13.5.1 Stock balance, turnover and waiting list demand analysis are vital to identify the gaps in the stock and inform the proportions by type and size required in future to address current and future need.
- 13.5.2 Affordable housing should mainly be in locations with good public transport, accessibility to town centres, employment destinations and other key services.
- 13.5.3 The following table provides a detailed analysis of the social stock the levels of registered need and actual supply from turnover by bedroom size taken from Local Authority records. The 2011 Census data suggest that there are 7,964 Council properties but this figure considered to be incorrect and the Council data has therefore been used for analysis.
- 13.5.4 To provide a clear justification for the balance of property sizes in the Local Development Documents and housing delivery strategy, need and supply of the Registered Provider stock has been analysed.
- 13.5.5 The ratio of waiting list demand to supply is the number of years it would take for the waiting list for individual property sizes to be met through the turnover of the existing stock.
- 13.5.6 This also makes the extreme assumption that there was no future need other than the current backlog, which clearly will not be the case.

Table 13-13 Council Stock, Waiting List Need and Turnover

Stock Size	Total Council Stock		Waiting List (HSSA)		Council Stock Turnover		Demand vs. Supply
	N ^{os.}	%	N ^{os.}	%	N ^{os.}	%	Years
Studio / 1-bedroom	2,421	29.4	4,981	66.6	324	56.1	15.4:1
2-bedrooms	2,061	25.0	1,245	16.6	153	26.4	8.1:1
3-bedrooms	3,343	40.5	1,055	14.1	86	14.9	12.3:1
4+ bedrooms	419	5.1	205	2.7	15	2.6	13.7:1
Total	8,244	100.0	7,486	100.0	578	100.0	13.0:1

Stevenage Borough Council data (10.01.13)

- 13.5.7 In the Borough, even if no new need arose, it would take:-
- Over **15** years to meet the requirements for 1-bedroom properties;
 - Around **8** years to address the 2-bedroom requirement;
 - Just over **12** years to address the 3-bedroom stock requirement;

- Nearly **14** years to meet the need for larger 4+ bedroom family units.

13.6 Small Units

- 13.6.1 Generally, 82.5% of stock turnover is from 1 and 2 bedroom units, around the same level as the waiting list need of 83.2%.
- 13.6.2 **One bedroom** units are 29.4% of the total social stock, but waiting list need is 56% of the total stock.
- 13.6.3 Although these are significantly the highest need in terms of unit numbers, a number of factors need to be considered in determining targets by size which clearly also influence property type.
- 13.6.4 Small units turn over more regularly in the existing stock than family units.
- 13.6.5 The waiting list, in particular for one bedroom properties, contains a large number of households who have low priority and older households registering for sheltered housing as insurance for a future potential need.
- 13.6.6 These factors are important in judging future delivery to meet priorities rather than arithmetic scale of recorded need. The important factor is to meet priority needs, but there is still a requirement for 1 and 2 bedroom units to meet the needs of young, single, homeless households in the Borough.
- 13.6.7 In view of the current stock balance, the scale of likely annual new provision and the requirement to address priority household needs, a level of **70%** of future delivery in the affordable rented sector should be **40% one and 30% two bedroom units**, lower than current need levels of 83.2%.
- 13.6.8 Family sized Units
- 13.6.9 Over 40% of the social stock is **three bedroom** family units but they provide only 14.9% of all re-let supply.
- 13.6.10 However, as is highlighted in Section **9.6.9**, there are estimated to be **2,632** social rented properties which are under-occupied by two or more bedrooms. This is nearly **80%** of all the three bedroom social rented properties in the Borough.
- 13.6.11 **Four bedroom** units are the smallest in terms of stock numbers (419), but the Waiting List need is nearly half of this stock level.
- 13.6.12 These households are likely to be over-crowded in their current housing and are therefore a priority need group. With only 15 units becoming available last year, despite the lower scale their needs are the most difficult to resolve.
- 13.6.13 In view of the increasing older population, it is now even more important to achieve a better flow of the under-occupied, family sized social rented stock as a means to help address the scale of need for family units.
- 13.6.14 Initiatives to link the occupation of future new housing for older people to those under-occupying family units should be a priority for the housing strategy.
- 13.6.15 Achieving a better flow of family units should also have a cascade effect, increasing turnover of all smaller unit sizes as households are able to transfer to larger units to meet their need. **In effect up to three or four household moves could result from one new older persons unit.**

- 13.6.16 The relatively extreme problem of access to **four bedroom** stock should be a priority as these larger family households are almost certain to be currently living in over-crowded conditions.
- 13.6.17 Given the limited scale of new affordable units relative to need, the balance of **30%** of new units a year could be **20% three and 10% four bedroom** units. There will be an increasing impact on the scale of under-occupation of three bedroom properties from demographic change.

13.7 Key Findings

- Demand for affordable housing from existing moving households to 2016 was **2,018** units. **1,698** implied for Stevenage Homes rented accommodation, **189** for RP rented accommodation and **131** for RP shared ownership accommodation.
- **1,465** concealed households are looking for affordable housing. **1,231** intend to move to Stevenage Homes rented accommodation, **186** to RP rented accommodation and **48** to RP shared ownership.
- 45.5% of existing households and 33.4% of concealed households moving to affordable housing plan to move within 1 year.
- The main type of accommodation required amongst existing households moving to affordable housing was terraced accommodation at 29.9% and 38.4% require 2 bedrooms.
- For concealed households moving to affordable housing the main type of property required was terraced and 44.2% require 2 bedrooms.
- Old Town was the most popular location for existing households moving within the Borough and for concealed, the most popular choice was Great Ashby.
- Quality of neighbourhood and nearness to family / friends was the most common reason for choice of location of both existing and concealed households.

14 HOUSING NEEDS OF SPECIFIC HOUSEHOLD GROUPS

14.1 Introduction

14.1.1 The following section looks into the profile and household needs of specific groups including BME, younger households, students, older persons and disabled households and Gypsy and Traveller households.

14.2 Black and Minority Ethnic (BME) Households

14.2.1 This section draws together the re-weighted findings of the current household profile and the future demand for BME households in the Borough.

14.2.2 The data showed that 11.9% (4,122 implied) of households in the Borough were of a different Ethnic Origin to British White. The highest category in the BME households was 'other white' at 3.0%, followed by African at 1.7%.

Table 14-1 Current Tenure (BME households)

Question 1 by Question 15b

Tenure	All households %	BME households %	N ^{os} . Implied (BME)
Owner occupied with mortgage	36.0	34.4	1,418
Owner occupied without mortgage	22.0	9.2	375
Private rented	11.8	32.2	1,326
Stevenage Homes rented	23.5	14.5	598
Other Registered Provider rented	5.5	7.9	326
Shared ownership*	1.0	0.8	35
Living rent free*	0.3	1.0	43
Total	100.0	100.0	4,121

No data for tied to employment *Low level of data

Source: DCA Stevenage 2013 Housing Needs Survey

14.2.3 The main tenure amongst BME households was owner occupation at 34.4%, slightly lower than the all household response. Private rent at 32.2% was high for BME households when compared with all the household response.

Table 14-2 Current Type (BME households)

Question 2 by Question 15b

Type	All households %	BME households %	N ^{os} . Implied (BME)
Detached	13.3	9.1	376
Semi-Detached	19.0	16.5	678
Terraced	47.0	44.1	1,818
Bungalow	2.6	1.6	68
Flat / Maisonette / Bedsit	18.1	28.7	1,181
Total	100.0	100.0	4,121

*Low level of data

Source: DCA Stevenage 2013 Housing Needs Survey

14.2.4 The main type of property occupied by BME households was terraced houses at 44.1%, but lower than the all household response (47.0%). More BME households live in flats / maisonettes / bedsits compared with all households.

Table 14-3 Current Size (BME households)

Question 3 by Question 15b

Size	All households %	BME households %	N ^{os} . Implied (BME)
Bedsit	1.8	2.3	95
One	13.8	17.8	733
Two	21.6	24.6	1,014
Three	47.5	43.7	1,803
Four	13.8	10.3	425
Five or more	1.5	1.3	52
Total	100.0	100.0	4,122

*Low level of data

Source: DCA Stevenage 2013 Housing Needs Survey

14.2.5 The main size of property occupied by BME households was three bedrooms at 43.7%, slightly lower than the all household response (47.5%). The data showed that BME households occupied smaller properties compared to all general households.

14.2.6 The following table shows the results to the main questions in relation to future need of BME Households moving within the Borough.

Table 14-4 BME Households

Key data	% responses	N ^{os} . Implied
Existing household moving within the Borough		
<u>When are you planning to move?</u>		
Within 1 year	44.2	359
1-2 years	37.5	305
2-3 years	18.4	149
<u>Accommodation required?</u>		
Semi-Detached	35.5	289
Detached	19.9	162
Terraced	29.3	238
Flat / Maisonette	12.7	103
Bungalow	2.7	22
<u>Supported Accommodation Required?</u>		
Independent accommodation with external support	100.0	102
<u>Number of bedrooms required?</u>		
1-bedroom	6.2	51
2-bedroom	39.0	317
3-bedroom	35.3	287
4 –bedroom	6.7	54
5+ bedrooms	12.9	105
<u>Tenure required?</u>		
Owner occupation	28.0	228
Private rent	31.3	254
Stevenage Homes Rented	27.7	225
Other RP Rented	9.4	76
Shared Ownership	3.7	30
<u>Location Required?</u>		
Great Ashby	51.0	390
Old Town	41.6	318
Bedwell	36.3	278

Concealed household moving within the Borough*		
<u>When are you planning to move?</u>		
Within 1 year	49.4	129
1 -2 years	42.5	111
2 – 3 years	8.1	21
<u>Accommodation needed?</u>		
Flat / Maisonette/bedsit	40.0	104
Terraced	19.6	51
Detached	19.2	50
Semi-detached house	12.7	33
Bungalow	8.5	22
<u>Number of bedrooms needed?</u>		
1-bed	39.1	97
2-bed	11.7	29
3-bed	29.0	72
4+ bed	20.2	50
<u>Tenure needed?</u>		
Private rent	54.4	130
Owner –occupation	25.9	62
Stevenage Homes	10.5	25
Other RP Rent	9.2	22
<u>Location preferred?</u>		
Great Ashby	47.3	123
Old Town	47.3	123
Chells	38.8	101

*1st and 2nd household member combined

Source: Source: DCA Stevenage 2013 Housing Needs Survey

14.3 Younger Households (16-24)

14.3.1 This section draws together the re-weighted findings of the current household profile and the future demand of younger households in the Borough.

14.3.2 The data showed that 1.8% (611 implied) head of households in the Borough were aged 16-24. This is the age group we have focused on for this section.

Table 14-5 Current Tenure (Households aged 16-24)

Question 1 by Question 15b

Tenure	All households %	Households (16-24) %	N ^{qs} . Implied (16-24)
Owner occupied with mortgage	36.0	9.4	57
Owner occupied without mortgage	22.0	2.2	14
Private rented	11.8	44.3	271
Stevenage Homes Rented	23.5	27.3	167
Other Registered Provider rented	5.5	16.8	103
Total	--	100.0	612

No data for other tenures

Source: DCA Stevenage 2013 Housing Needs Survey

- 14.3.3 The main tenure amongst younger households was private rent at 44.3%, significantly higher than the all household response (11.8%).

Table 14-6 Current Type (Households aged 16-24)

Question 2 by Question 15b

Type	All households %	Households (16-24) %	N ^{os} . Implied (16-24)
Detached	13.3	6.3	38
Semi-Detached	19.0	10.6	65
Terraced	47.0	30.4	186
Flat / Maisonette / Bedsit	18.1	52.7	322
Total	--	100.0	611

No data for other types

Source: DCA Stevenage 2013 Housing Needs Survey

- 14.3.4 The main type of property occupied by households aged 16-24 was flats /maisonettes at 52.7%, much higher than the all household response (18.1%). More terraced properties and flats / maisonettes / bedsits were occupied by younger households when compared with all households.

Table 14-7 Current Size (16-24 households)

Question 3 by Question 15b

Size	All households %	Households (16-24) %	N ^{os} . Implied (16-24)
Bedsit	1.8	15.8	96
One	13.8	17.9	109
Two	21.6	43.8	268
Three	47.5	11.5	70
Four	13.8	6.3	38
Five or more	1.5	4.7	29
Total	100.0	100.0	610

Source: DCA Stevenage 2013 Housing Needs Survey

- 14.3.5 The main size of property occupied by households aged 16-24 was two bedrooms at 43.8%, significantly higher than the all household response (21.6%). The data showed that households aged 16-24 occupied smaller properties compared to all general households.
- 14.3.6 The following table shows the results to the main questions in relation to future need of Younger Households moving within the Borough.
- 14.3.7 Households moving were also asked whether the upcoming reductions changes to housing benefit meant that they were only moving due to their benefit being reduced. No existing households aged 16-24 years said this was the case.

Table 14-8 Households aged 16-24

Key data	% responses	N ^{OS} . Implied
Existing households moving within the Borough		
<u>When are you planning to move?</u>		
Within 1 year	45.8	150
1-2 years	36.8	121
2-3 years	17.4	57
<u>Accommodation required?</u>		
Semi-detached	71.4	235
Terraced	16.6	54
Flat / maisonette	12.0	39
<u>Number of bedrooms required?</u>		
1-bed	12.0	39
2-bed	41.9	138
3-bed	46.1	151
<u>Tenure required?</u>		
Owner occupation	43.7	143
Private rent	17.8	59
Stevenage Homes rented	31.0	102
Other RP rent	7.5	25
<u>Location Required?</u>		
Great Ashby	70.2	203
Old Town	67.2	194
Manor	28.4	82
Shephall	10.3	30

Concealed households moving within the Borough*		
<u>When are you planning to move?</u>		
Within 1 year	20.8	248
1-2 years	37.1	442
2-3 years	42.1	501
<u>Accommodation needed?</u>		
Flat / maisonette	51.9	587
Terraced	32.6	369
Detached	8.1	91
Semi-detached	1.9	21
<u>Number of bedrooms needed?</u>		
1-bedroom	53.8	630
2-bedroom	33.4	390
3-bedroom	12.7	149
<u>Tenure needed?</u>		
Stevenage Homes	49.6	563
Private Rent	21.9	249
Owner-occupation	13.6	154
RP Rent	13.5	153
RP Shared Ownership	1.4	16
<u>Location Required?</u>		
Old Town	43.0	453
Great Ashby	28.6	301
Chells	21.3	224

*1st and 2nd household member combined

Source: DCA Stevenage 2013 Housing Needs Survey

14.4 Young People's Focus Group

- 14.4.1 A focus group was held with service providers of young people. The outcomes of the discussions are fed into this report to support the findings of the survey.
- 14.4.2 Young people can apply for social housing from the age 16 years. There is still the historical culture that the council will house children from existing tenants. This stems from when the new town was built and it was agreed that the council would house the family when needed.
- 14.4.3 Unfortunately times have changed and the pressure on social stock has increased immensely making it more difficult for anyone to get offered a social property.
- 14.4.4 There was a discussion about the welfare benefit changes which will penalise those under occupying and whether this would make parents less likely to ask their children to leave the family home.
- 14.4.5 The group advised us that there was very little provision in terms of emergency or supported housing for young people in Stevenage.
- 14.4.6 When young people are provided with accommodation they can be offered floating support however if they do not engage there are not the resources to pursue this and often they are left to get on without any help.
- 14.4.7 This often leads to the tenancy failing and the young person then approaching a homeless agency expecting to be rehoused. They then have to face the reality that this is not easy and may not happen at all.
- 14.4.8 It is standard practice to provide care leaves with 2 years support.
- 14.4.9 It is therefore important to educate young people before they receive a tenancy on the importance of not losing it and how to maintain it successfully.

Single and Couples

- 14.4.10 Aldwyck Housing has recently launched an accredited programme consisting of 22 modules showing young people how to succeed in life skills including how to maintain a tenancy. The young person will be presented with a certificate when they complete each module.
- 14.4.11 Aldwyck Housing has one scheme for young people with 35 bed spaces but has only 1 crash pad for emergencies. This scheme is supported and helps the residents to learn the skills needed to move on into independent living.
- 14.4.12 They currently allow young people to stay in the supported accommodation for up to two year but new guidance is suggesting a reduction in this time to 18 months.
- 14.4.13 However there are some families who have voluntary registered to take in young people under 18 years into their homes for up to 3 weeks and they receive a nominal payment for the service.
- 14.4.14 Hertfordshire Young Homeless Group help to advise and guide young people who are threatened with homelessness and where necessary make referrals to the appropriate authority to find accommodation.
- 14.4.15 They run an education programme by going into local schools to inform young people what it is involved to leave home and live independently. The majority of young people do not understand what is meant by living independently.

- 14.4.16 The police have on occasion seen young people get arrested just to get a bed for the night. These are normally people who are already living on the streets.
- 14.4.17 Stevenage Haven provides emergency accommodation at Chris Foster House for 14 men and 4 women. They are given a 56 day licence but this may be increased if they are engaging with the support worker.
- 14.4.18 They only accept referrals from other agencies and do not provide emergency 'crash pads'.
- 14.4.19 Each resident has a key worker who is there to help them with any problems they may have. We work with them to access health care, training, benefits, careers advice and on other social issues which may be standing in their way. After an initial assessment by the key workers we work with the client to re-house them with appropriate move on accommodation.
- 14.4.20 Since 2006 they have on average refused over 500 referrals per year because they are full.
- 14.4.21 On a positive note Stevenage Haven have applied for planning permission to increase the number of bed spaces from 18 to 39.
- 14.4.22 There are some emergency accommodation providers for people over the age of 18 years just in other areas of Hertfordshire. These will accept self referrals as well as referrals from agencies.
- 14.4.23 The nearest are:
- North Herts Sanctuary is a 17 bed night shelter;
 - Open Door St Albans is a 16 bed night shelter.
- 14.4.24 However there are strict times of the day when referrals can be made for both self and agency referrals. This can be restrictive as people do not decided at a certain time of day to become homeless.
- 14.4.25 There is also the added complication of physically getting to the accommodation as the majority of people who present themselves as homeless will not have the funds to pay for the transport to the emergency accommodation.

Gypsy and Travellers

- 14.4.26 In terms of Gypsy and Traveller's young people there homelessness is not such an issue as they will normally be accommodated by other family members.
- 14.4.27 Some new forming young households will try to access 'bricks and mortar' housing due to the lack of pitches.
- 14.4.28 However in Stevenage the family plots are large and the council is allowing the family to put an extra caravan in the plot to accommodate the new younger household.

Young Mothers

- 14.4.29 Hertfordshire has one of the highest rates of teenage pregnancy in England. There is one scheme that provides accommodation for young mothers and expecting mothers. This comprises of 13 one and two bed flats.

- 14.4.30 The accommodation is temporary normally for 6 months before moving them to permanent accommodation with floating support. Those requiring additional support needs may stay longer than 6 months.

Disabled Young People

- 14.4.31 Young people with physical disabilities will normally go through the allocations procedure and be awarded extra points depending on their medical condition.
- 14.4.32 Hightown Praetorian & Churches Housing Association provides accommodation for those with high mental health issues.
- 14.4.33 Both Hightown Praetorian & Churches and St Pancras Housing Associations provide accommodation and support to those with learning difficulties.

Conclusions

- 14.4.34 There is a very high demand for one bed properties in Stevenage 67% of those on the waiting list need a 1 bed property.
- 14.4.35 It is very apparent that there is a need for temporary and satellite accommodation for young people with support and training on life skills and how to maintain a tenancy.
- 14.4.36 The stumbling block in providing additional accommodation of this type is the lack of revenue funding.
- 14.4.37 A large number of young people become homeless due to family breakdown. It remains to be seen whether the Welfare Reforms and 'bedroom tax' will reduce the number of young people leaving the family home.

14.5 Students

- 14.5.1 The student population in Stevenage is not significant, as there is no major University and is made up from Further Education colleges and sixth form colleges.
- 14.5.2 The larger Further Education College is North Hertfordshire College, providing general further education than the Stevenage boundary, covering Stevenage, Letchworth and Hitchin.
- 14.5.3 The college has approximately 4,000 students aged 16-18 years and a further 10,000 Adult students covering 15 subject areas, the college also provides apprenticeships and links to employers in the wider community.
- 14.5.4 As the further education colleges provide no specific student housing, it is likely that some students will have an impact on the private rented sector.

14.6 Housing Needs of Older People

14.6.1 1,325 implied households indicated that they had older relatives (over 60) who may need to move to the Borough in the next three years. The breakdown of the type of accommodation required is shown in the table below.

Table 14-9 Accommodation Required by Older Relatives in Next 3 Years
Question 14

	% households	N ^{os} . implied
Registered Provider sheltered housing	33.7	457
Live with respondent (need extension / adaptation)	26.3	356
Private sheltered housing	24.4	330
Residential care / nursing home	24.3	330
Extra Care housing	22.4	304
Private housing	17.4	236
Registered Provider Property	11.9	162
Live with respondent (existing home adequate)	7.7	105
Total		2,280

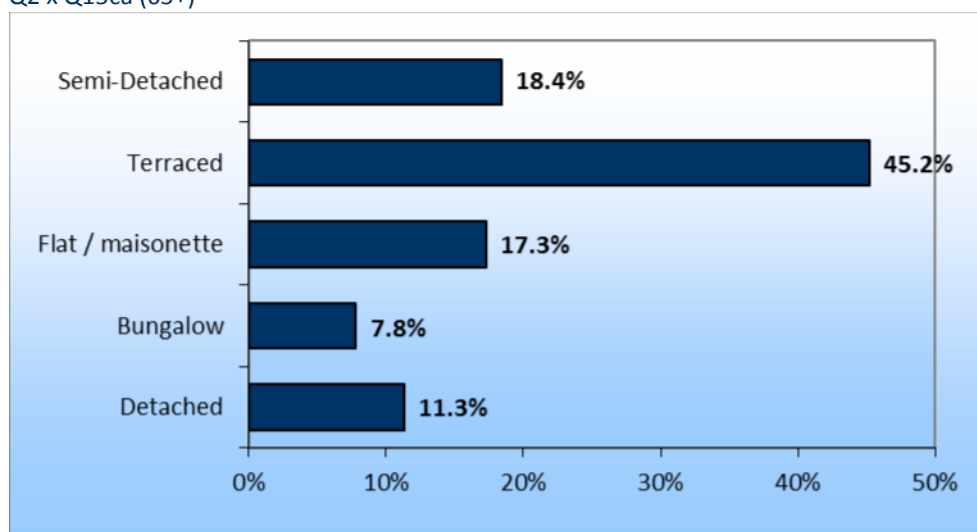
Source: DCA Stevenage 2013 Housing Needs Survey

14.6.2 Demand for this group was predicted by the children of older people and, as would be expected, it shows a different pattern to that normally seen among older respondents in DCA surveys where you find a lower number of older people admitting they need to move home.

14.6.3 Of those implied households who indicated that they had older relatives (over 60) who may need to move to the Borough in the next three years, 43.1% (842 implied) said the in-migrant would have equity from the sale of their current home.

14.6.4 The following graphs show the tenure, type and size of accommodation currently occupied by the 65+ age group.

Figure 14-1 Type of General Stock Occupied by Older People (%)
Q2 x Q15ca (65+)

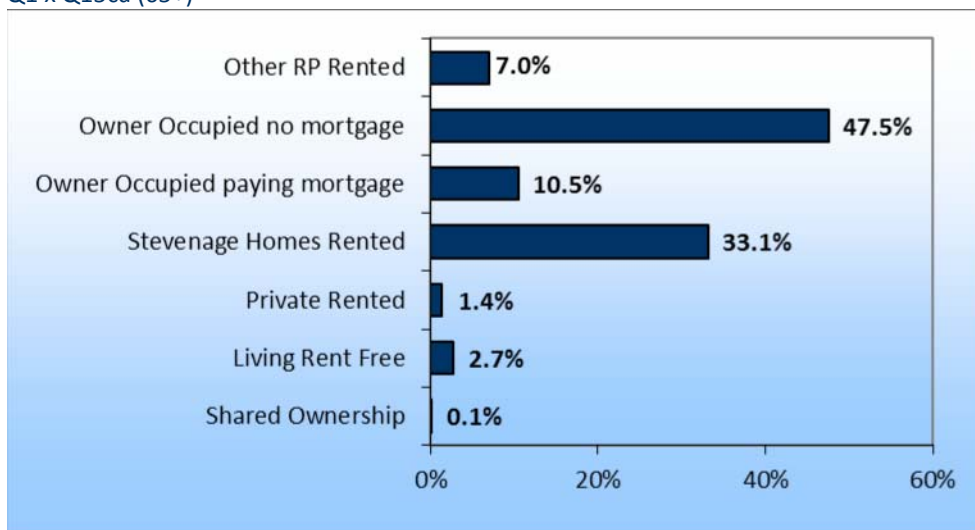


Source:

DCA Stevenage 2013 Housing Needs Survey

14.6.5 The main property type occupied by older households was a terraced property at 45.2% followed by 18.4% of households living in a semi-detached house and 17.3% in a flat / maisonette.

Figure 14-2 Tenure of General Stock Occupied by Older People (%)
Q1 x Q15ca (65+)



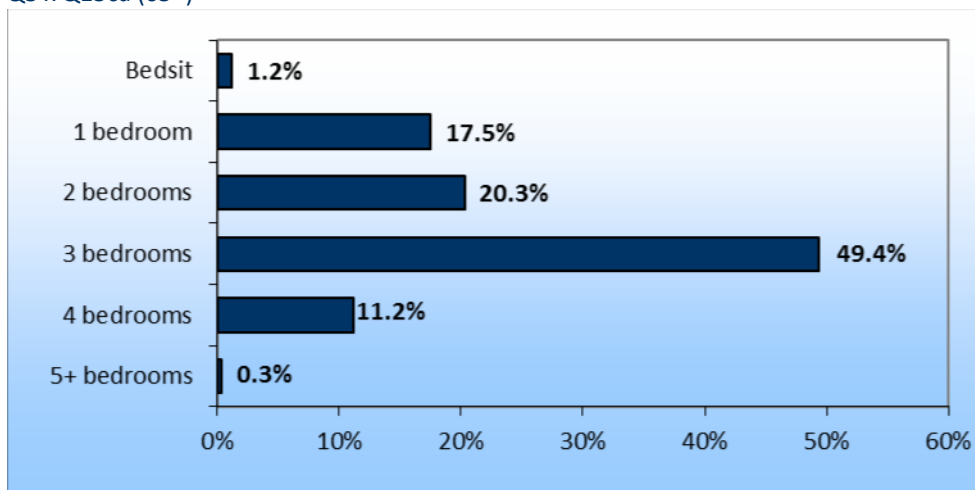
Source: DCA Stevenage 2013 Housing Needs Survey

14.6.6 The main tenure type occupied by older households was owner occupied (no mortgage) at 47.5% as would be expected amongst the older population.

14.6.7 Nationally it is acknowledged that older people on fixed incomes may have difficulty maintaining their homes.

14.6.8 This may be an issue in the Borough due to the properties occupied by older people and also the high number of owner occupied (no mortgage) properties.

Figure 14-3 Size of Accommodation Currently Occupied by Older People
Q3 x Q15ca (65+)



Source: DCA Stevenage 2013 Housing Needs Survey

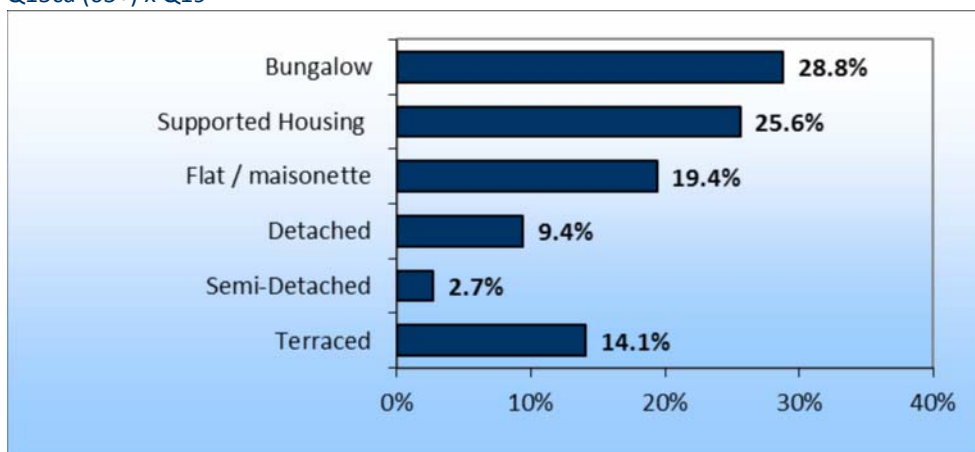
14.6.9 The majority of older households live in 3-bedroom properties (49.4%).

The Future Needs of Older People

14.6.10 352 implied existing households aged 65+ are planning a move within the Borough in the next 3 years and they were asked a series of questions about their future housing requirements.

Figure 14-4 What Type Of Accommodation is required (65+)

Q15ca (65+) x Q19



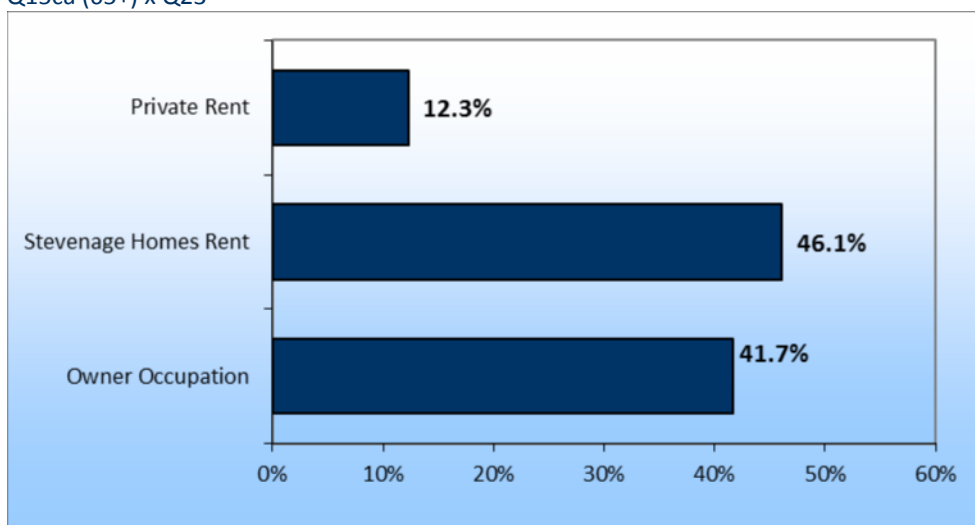
Source: DCA Stevenage 2013 Housing Needs Survey

14.6.11 The main type of accommodation that can be realistically afforded by older people when they move within the next three years is a bungalow at around 28.8% of households. Interest in Supported Housing (inc sheltered) was high at 25.6%.

14.6.12 19.4% could realistically afford a flat / maisonette and 14.1% a terraced property.

Figure 14-5 What Tenure is preferred (65+)

Q15ca (65+) x Q23



Source: DCA Stevenage 2013 Housing Needs Survey

14.6.13 46.1% would prefer to rent from Stevenage Homes when they move within the Borough in the next three years and 41.7% would prefer to owner occupy.

14.6.14 We also ran a cross-tabulation of the above data to show the future need of house type by tenure that can be realistically afforded for those households aged 65 and over. The results can be seen in the table below.

Table 14-10 Type by Tenure for Households aged 65+
Q15ca (65+) x Q23 x Q19

	Owner Occupied	Private Rented	Stevenage Homes Rented	Total
Detached House	100.0	0.0	0.0	100.0
Terraced House	45.9	0.0	54.1	100.0
Flat / maisonette	63.9	0.0	36.1	100.0
Bungalow	37.9	0.0	62.1	100.0
Supported Housing	14.3	42.4	43.3	100.0

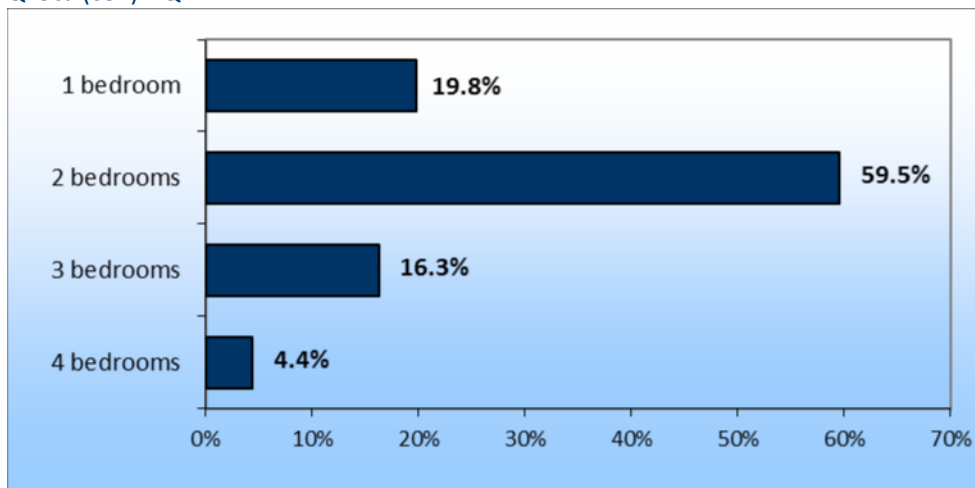
Source: DCA Stevenage 2013 Housing Needs Survey

14.6.15 The majority of households aged over 65 who preferred to live in detached and flat accommodation also preferred owner occupation.

14.6.16 36.1% of those who preferred to live in a flat / maisonette would prefer social rented accommodation.

14.6.17 Those expressing an interest in supported housing were well spread across the tenures.

Figure 14-6 Size of Housing Required by Existing Moving Households aged 65+
Q15ca (65+) x Q21



Source: DCA Stevenage 2013 Housing Needs Survey

14.6.18 The size requirements of existing households who were planning a move revealed that the main requirement was for 2-bedrooms at 59.5%.

Savings / Equity of Older Households

14.6.19 The percentage breakdown of savings for households aged over 65 across the five main tenures was as follows:-

Table 14-11 Savings by Tenure Q16a x Q1 (Q15ca 65+)

Savings	Owner Occupied (with mortgage)	Owner Occupied (no mortgage)	Private Rent	Stevenage Homes Rented	RP Rented
No Savings	21.5	5.3	58.2	42.1	37.7
Under £5,000	20.1	15.8	41.8	19.5	24.9
£5,000 - £10,000	20.0	18.1	0.0	22.9	30.2
£10,001 - £20,000	12.1	15.8	0.0	7.5	3.3
£20,001 - £50,000	16.0	15.0	0.0	5.9	3.9
Above £50,000	10.3	30.0	0.0	2.1	0.0
Total	100.0	100.0	100.0	100.0	100.0

Source: DCA Stevenage 2013 Housing Needs Survey

14.6.20 Generally, the breakdown produced the results which might be expected with 30% of those in owner occupation (no mortgage) having savings above £50,000. A fairly high proportion of retired owner occupier households will have capital to support their housing and care needs.

14.6.21 58.2% of households living in private rented accommodation, 42.1% of households in Stevenage Homes rented and 37.7% of RP rented tenants had no savings.

14.6.22 Cross tabulation of the data by those moving showed:-

- 40% of those wanting to move to owner occupation had over £50,000 in savings.
- All movers requiring Stevenage Homes rent had less than £10,000 in savings.

14.6.23 The next table relates to the level of equity ownership in their home and was answered by 67.7% (3,671 implied) of owner occupiers aged over 65.

Table 14-12 Level of Equity in Present Accommodation

Question 16b (Q15ca 65+)

Level of Equity	%	Cum %
Negative Equity	7.6	7.6
Below - £30,000	2.1	9.7
£30,001 - £50,000	4.1	13.8
£50,001 - £100,000	9.8	23.6
£100,001 - £200,000	50.2	73.8
Above £200,000	26.2	100.0

Source: DCA Stevenage 2013 Housing Needs Survey

14.6.24 76.4% of respondents indicated equity ownership of over £100,000. Cross-tabulation indicated that 86% of owner occupiers without a mortgage had an equity holding of over £100,000 as compared with 58.8% of owner occupiers with a mortgage.

Supported Accommodation

14.6.25 Existing households moving were asked if they were interested in supported housing and what type of supported housing they required, in the next three years to 2016.

- 14.6.26 566 households responded, giving a total of 772 responses, an average of 1.4 choices per household.

Table 14-13 Type of Supported Accommodation Required
Question 20

	% responses	N ^{os} . implied
Independent accommodation with external support	53.8	415
Registered Provider Sheltered Housing	13.5	104
Independent accommodation with live-in carer	13.5	104
Private Sheltered Housing	12.6	97
Extra Care Housing	6.6	52
Total	100.0	772

Source: DCA Stevenage 2013 Housing Needs Survey

- 14.6.27 Over the next three years, demand for supported accommodation (other than sheltered accommodation) is predominantly for independent accommodation (with external support).
- 14.6.28 The balance of bedroom requirements for independent accommodation (with external support) was mostly for 1 bedroom (49.8%).
- 14.6.29 The requirement for the RP sheltered housing was all for 1-bedroom and the proportions for private sheltered housing was evenly spread between 1, 2 and 3 bedrooms.

Sheltered Housing Demand

- 14.6.30 DCA survey experience shows that older people seek to remain in their own homes and prefer to receive support at home. In contrast, the children of older parents tend to predict the need for supported housing.
- 14.6.31 The greatest demand expressed by the family of in-migrating parents or relatives was for social rented sheltered housing at 33.7% followed closely by private sheltered housing (24.4%).
- 14.6.32 7.7% (105 households implied) indicated that their relative could live with them and their home was adequate without an adaptation, a further 26.3% (356 households) indicated that their relative could live with them but their home would need extension or adaptation.
- 14.6.33 The sheltered housing needs of older people were captured within the question for all movers within the Borough on supported housing. The combined requirement for sheltered housing in both sectors from existing households living in Stevenage and in-migrating parents / relatives are shown in the table below.

Table 14-14 Sheltered Housing Demand

	Private Market	Affordable Sector	All Sectors
Existing Households	97	104	201
In-migrant Households	330	457	787
Total	427	561	988

N.B. Figures taken from Table 14-13 and Table 14-9

- 14.6.34 There was a higher level of demand for accommodation for older people moving into Stevenage than the need from existing households, where generally, the forecast is being made by their children who assist in the moving process.

- 14.6.35 Conversely, the indigenous older population prefer to continue in the area / surroundings they know and within their own home as long as possible and often will not acknowledge or predict the need to move.
- 14.6.36 This relatively new trend is borne out in sales of new build private sector sheltered housing and extra care projects where a significant proportion of purchasers are moving over 100 miles to be close to their mature children who have settled in the Borough.
- 14.6.37 The 'baby boomer' age group who are now in their 60's were the first major group to be a more mobile workforce economy, particularly professional personnel. The combined impact of the number of these people and where they now live and work, are significant factors in the growth in the number of parents moving to join their family in old age.
- 14.6.38 Conversely, the indigenous older population prefer to continue in the area / surroundings they know and within their own home as long as possible and often will not acknowledge or predict the need to move. Need and demand levels from local older residents are normally relatively low in household surveys.
- 14.6.39 In total, the data suggests a combined requirement for sheltered accommodation from older people currently living in the Borough (201 households) and those who may in-migrate to be beside their family (787 households) of 988 units, 561 in the affordable sector and 427 in the private sector.
- 14.6.40 Some of this requirement will be addressed by flow of the existing sheltered stock, but acceptability of existing stock to meet today's standards will need to be assessed in calculating the scale of new delivery.

Extra Care Accommodation

- 14.6.41 Extra Care accommodation is housing which offers self-contained accommodation together with communal facilities and where care, as well as support, services are provided from a team based on a site.
- 14.6.42 There was a need expressed for extra care accommodation from both older people moving into the Borough (304 units) and existing households (52 units).
- 14.6.43 The issue of potential delivery through shared equity also applies to the extra care sector. Although we do not have information on the current tenure of in-migrating parents it would be reasonable to conclude that the majority would be owner-occupiers with no mortgage.
- 14.6.44 This sector of the older persons housing market is relatively new and the growth forecast in the population projections over the next decade to 2021 of those aged 75+ years may well increase the need for this type of accommodation; demand may also increase as understanding of this sector of supported housing increases.
- 14.6.45 The demographic data shows that the issues which will have to be addressed are happening now and will have an impact in both the market and social housing sectors.

Population Growth and Housing Needs of 75+ Age Group

- 14.6.46 In general terms, care and support needs increase with age. However, more people are staying in their properties longer with support and care being supplied by external agents in their home.
- 14.6.47 Although this may be the case some older people cannot manage in their existing property and will need to access some kind of higher level supported housing. As shown in Section 4 currently (population section) the older population has the highest population growth rate in the Borough and the Council will need to consider the housing needs of this age group.
- 14.6.48 As well as DCA's primary Housing Needs Survey, secondary information from 'Caring for an Ageing Population in the East of England, Laing & Buisson 2008' has been used when considering the future housing needs of older persons.
- 14.6.49 The number of older people remaining in their own homes with incoming support decreases for those over the age of 75 years.
- 14.6.50 Laing & Buisson developed its age standardised demand (ASD) formula for care home places using the correlation between age and disability and from this determined:-
- *less than one percent of people aged 65 to 74 are in a care home for reasons of frailty, dementia, sensory impairment or physical disability;*
 - *for the next age group, 75 to 84, this jumps five-fold to more than four percent;*
 - *at over 16 percent the very old, that is people aged 85 and over"*
- 14.6.51 The table below shows the ONS projected population of older people in Maldon over the next 19 years and by taking a percentage of this number what the potential need will be for supported housing.
- 14.6.52 Even if we allow just 2.5%, (less than Laing & Buisson's recommendation), of the older population needing some kind of supported housing in the next five years there is a need for 125 units for the 75-84 age group and 50 for those over the age of 85.
- 14.6.53 We have also shown the need using 4% and 16% as outlined in Laing & Buisson ASD formula.

Table 14-15 Projected Housing Need of 75+ Year Olds

	2015	2019	2023	2027	2031
75-84 Projected Population	5,000	5,000	5,000	6,000	6,000
Supported Housing Need Based on:					
2.5% of 75 – 84 age group population	125	125	125	150	150
4% of 75 – 84 age group population	200	200	200	240	240
85+ Projected Population	2,000	2,000	2,000	2,000	3,000
Supported Housing Need Based on:					
2.5% of 85+ age group population	50	50	50	50	75
4% of 85+ age group population	80	80	80	80	120
16% of 85+ age group population	320	320	320	320	480

Source: Office for National Statistics (ONS) 2010 sub-national projections

- 14.6.54 Even allowing for existing higher level supported housing the turnover will not meet this demand. There will be nearly 10% of the Borough's population over the age of 74 by 2031 and if this demand is not addressed annually a large number will require some kind of supported housing.
- 14.6.55 The scale of under-occupation is very high representing around 12,936 households in the Borough with around 2,632 in the social rented sector.
- 14.6.56 Addressing this need in policy and development terms will help the flow of family homes as well as freeing up lower level supported housing in both market and social housing.

Making Best use of the Existing Stock

- 14.6.57 Making the best use of the existing stock is a core Government objective and is a key aspect of sustainable development. The significant under-occupation of existing housing stock in both sectors is a key element in future strategy to provide a more balanced stock to meet the requirements of future households.
- 14.6.58 New development should meet gaps in the current stock and create secondary gains in improving stock flow in both sectors.
- 14.6.59 Over two-thirds of households within the owner occupied no mortgage sector have two or more spare bedrooms, similar to the level of around 61% found in recent DCA surveys and in national research. This sector will include a high proportion of older households.
- 14.6.60 Additionally over two-thirds of current owner-occupier households also under-occupy and as these households grow older, the scale of social stock under-occupation will increase year on year if the existing stock turnover is not improved.

Housing and Planning Strategy

- 14.6.61 The policy requirement for the future to make best use of the housing stock must involve addressing under-occupation to assist in improving the rate of turnover of family units, and provide specialist accommodation to meet the changing requirements of the increasing older population.

14.7 Older Person's Focus Group

- 14.7.1 A focus group was held with service providers of young people. The outcomes of the discussions are fed into this report to support the findings of the survey.
- 14.7.2 There is a relatively high number of sheltered housing in Stevenage with almost 900 (11%) of social housing in Stevenage being designated as sheltered housing.
- 14.7.3 People have higher expectations and want the private housing look in affordable social housing. This comprises of a two bedroom property built to a higher quality and larger rooms.
- 14.7.4 Car parking is essential as residents are continuing to drive far longer than previously when the existing traditional sheltered housing was built.
- 14.7.5 The sheltered housing provider present had either carried out an appraisal of their sheltered stock or were about to carry out an appraisal.

- 14.7.6 Some had already remodelled some studio flats in to one bedroom accommodation but it was becoming increasingly more difficult to keep the traditional sheltered schemes running as they are now.
- 14.7.7 A high number of social sheltered housing is flatted properties with no lifts to reach the upstairs flats. This limited the use of these properties and one RSL was considering what the long term use may be of their site.
- 14.7.8 There was concern that a large number of flats designated as sheltered housing were being let to people aged 50-60 year old and this can cause friction between residents in the schemes.
- 14.7.9 Often when applicants are desperate for housing they will accept a property upstairs but within a short space of time they cannot manage the stairs and request a transfer to a downstairs property.
- 14.7.10 There have been a large number of older Eastern European residents migrating to Britain and being offered sheltered housing. On some occasions this has caused friction between residents mainly to do with the cultural differences.
- 14.7.11 RSLs found it was almost impossible to get their existing residents into extra care properties when they needed them.
- 14.7.12 One of the larger RSL's had around 80 sheltered across three estates all of which had a high demand with a waiting list of around 60-80 for each. These sites included one and two bed flats and bungalows.
- 14.7.13 All properties have been refurbished so demand is high especially for ground floor properties. This RSL at present does not give any nominations to the council as they have such a high demand from their own waiting list.
- 14.7.14 They had instructed a consultant to carry out a review on the need for extra care nationally in their schemes and it had shown a need for this type of housing in Hertfordshire. However, this did not necessarily mean it would be considered for Stevenage other factors such as demand and proximity of existing schemes would be taken into account.
- 14.7.15 They had some experience of mixed tenure schemes and the consensus from the group was that these did not work. Affordable elderly schemes should be separate from market elderly housing.
- 14.7.16 In one instance a 2 bed private bungalow could not be sold even though interest had been shown in purchasing the property. The feed back from prospective buyers why they didn't purchase was that it was within an affordable rented scheme. The association actually repurchased the property and put it out for rent.
- 14.7.17 However another landlord had managed to sell 8 bungalows adjacent to an affordable scheme but they did receive complaints from owners about the affordable residents.
- 14.7.18 There has also been instances where owners have not been able to sell so they private rent the property out.
- 14.7.19 Another RSL said that there was more demand for flexi care in there own homes rather than sheltered housing. Their sheltered housing scheme did have lifts but had very long corridors so this was not suitable with mobility problems.

- 14.7.20 There is some concern that a number of residents in sheltered housing have some kind of dementia and the traditional sheltered homes are not suitable.
- 14.7.21 There had also been a noticeable increase in residents who had moved away from Stevenage wishing to return when they needed sheltered housing.
- 14.7.22 The Council has 18 sheltered schemes equating to approximately 900 units with 50% occupied by 85+ year olds and 10% aged 90+. However there are a number of younger 50+ residents who come with their own issues. Anti-social behaviour and alcohol abuse can occur in all age groups.
- 14.7.23 The high number of sheltered housing is due to the historical agreement that parents of those living in the new town would be given priority for housing.
- 14.7.24 There is a wide range of support needs across the schemes. All schemes have lifts (one of which is a stair lift) however the newest scheme was built in 1989 with many of the properties being bedsits.
- 14.7.25 The Council is at present considering a full review of their sheltered stock and this will include possible change of use of existing schemes.
- 14.7.26 A growing concern is the need for user friendly properties for those suffering with dementia.
- 14.7.27 There is a need for this type of housing as well as extra care **but this will require supporting people revenue funding from the County Council.**
- 14.7.28 There is only one social housing extra care unit in Stevenage that comprises of studio, one and two bed units.
- 14.7.29 Stock flow is a problem in sheltered housing as well as general needs housing. Because people are living longer and are healthier the flow of housing is less. Residents prefer floating / flexi support in their own general needs home rather than move to sheltered housing.
- 14.7.30 Under-occupation is always higher in new towns such as Stevenage as the majority of housing was built over **a short period mainly specifically for families.**
- 14.7.31 The welfare reforms do not affect older people under occupying family homes as politically it is seen as too controversial. However, this is the group largely under occupying and the government may need to rethink this strategy.
- 14.7.32 It was agreed that the only way to encourage older people to move out of larger homes was to offer them a property that they want and take away any of the hassles of moving. Which normally with older residents is the actual move itself and this therefore would entail actually physically moving the resident to there new home.
- 14.7.33 There is a Stevenage removal scheme and an under occupancy scheme is due to commence.
- 14.7.34 There is no database with details of properties that have already been adapted in Stevenage.
- 14.7.35 An older persons strategy has been considered but due to resources the document has not been completed. The County Council have an Extra Care Strategy.

Older Gypsy & Traveller People

- 14.7.36 The life expectancy of Gypsy and Travellers is lower than those in permanent housing and therefore it seems that there is less of a problem in this community.
- 14.7.37 Families tend to look after each other and do not need to move into 'bricks and mortar' housing.
- 14.7.38 Due to the nature of their accommodation the families will adapt the property to suit their needs.

Conclusions

- 14.7.39 The group concluded that there was a need for a better standard and quality of housing for older people.
- 14.7.40 There was a shortage of specialist housing for people suffering with dementia and for residents in need of extra care.
- 14.7.41 Although that there is evidence to support the need for specialist housing for older people the stumbling block is the lack of funding from supporting people.
- 14.7.42 A strategy to meet the needs of older people should be compiled taking into account space standards, communal areas, storage both internal and external and the size and quality of properties.
- 14.7.43 The Council should endeavour to compile a database of adapted properties to ensure that these properties are put to best use.
- 14.7.44 The main request from Age Concern UK users was the need for 2 bedroom bungalows for sale.

14.8 Disabled Households

- 14.8.1 Issues relating to households with one or more members who are affected by a physical or mental health disability or long-term illness were addressed through a series of questions. This section draws together the findings covering property adaptation and support provision and outstanding needs.
- 14.8.2 21.7% of households in the area contain somebody with a disability, suggesting 7,260 households in the Borough were affected in some way.
- 14.8.3 Assessment of the UK average for the proportion of households affected is difficult, both because of the impact of multiple disability and the tendency to express statistics in terms of population rather than households. The Department for Work and Pensions Family Resources Survey 2006 suggests as many as 10 million disabled people in the UK - around 19.7% of the population.
- 14.8.4 48.4% of households who contain someone with a disability stated that they had a support need (3,931 implied households).
- 14.8.5 The comparative figures for the various tenures were as per Table 14-16 below. The level in the social rented sector (48.1%) was higher than the proportion of total stock represented by social rented accommodation (29.0%). The level in the owner occupied sector was 45.3% compared to the stock level of 58%.

Table 14-16 Disability by Tenure
Question 1 by Question 9

Tenure	Sample Tenure %	Tenure of those with disability %	N ^{OS} . Implied (Disability)
Owner occupied with mortgage	36.0	19.0	1,380
Owner occupied without mortgage	22.0	26.3	1,910
Private rented	11.8	5.9	427
Stevenage Homes Rented	23.4	38.8	2,816
Other Registered Provider rented	5.5	9.3	675
Shared ownership*	1.0	0.1	9
Living rent free*	0.3	0.6	43
Total	100.0	100.0	7,260

*Low level of data

Source: DCA Stevenage 2013 Housing Needs Survey

- 14.8.6 When asked how many members of the household had a disability, 81.5% of cases said only one household member had a disability and 18.5% said two members had a disability suggesting 6,881 people in total. The age profile and nature of disability data suggest slightly higher totals than this.
- 14.8.7 8,995 responses were received to the age of disabled members. Data for the age groups of all disabled household members is shown in the table below.

Table 14-17 Age of Disabled Household Members (Question 10b)

Age	%	N ^{OS} . implied
0-15	6.6	590
16-24	5.0	446
25-44	12.8	1,147
45-59	17.7	1,583
60-74	30.0	2,683
75+	27.9	2,505
Total	100.0	8,954

Source: DCA Stevenage 2013 Housing Needs Survey

- 14.8.8 57.9% of all disabled household members were over the age of 60 including 27.9% over 75; only 24.4% were aged under 44 years.

- 14.8.9 The next table shows the nature of the disability of members of the household. Responses were received to a multiple response question, giving an average of 1.7 responses.

Table 14-18 Nature of Disability

Question 10c

Disability	% responses	% households	N ^{os.} implied (all choices)
Wheelchair User	6.5	10.8	955
Walking Difficulty (not in wheelchair)	31.3	52.2	4,621
Learning disability / Mental health problem	11.8	19.7	1,747
Drug & Alcohol misuse	1.2	2.0	174
Visual / hearing impairment	9.0	15.0	1,328
Asthmatic / respiratory problem	13.6	22.6	2,006
Other Physical disability	10.5	17.4	1,544
Limiting long-term illness	16.1	26.8	2,375
Total	100.0		14,750

Source: DCA Stevenage 2013 Housing Needs Survey

- 14.8.10 The largest group of people were those with a walking difficulty (52.2%). 26.8% had a limiting long term illness and 22.6% of households contained someone who had an asthmatic / respiratory problem.
- 14.8.11 Further data analysis showed that 32.0% (269 of the 840 at Table 14-21 below) of properties, in which people using a wheelchair lived, had been adapted, an equal proportion compared with recent DCA survey experience (around 32.0%) suggesting some mismatch between houses adapted and those where wheelchair users lived.
- 14.8.12 By extension, it would appear that 719 households with a wheelchair user (75.3%) did not live in suitably adapted premises 955 in Table 14-18 less 269).

Support Needs

- 14.8.13 8,114 implied household members responded to the question on need for care or support. 48.4% indicated a need for care or support (3,931 implied).
- 14.8.14 76.8% of those with a care or support need felt they were getting enough support, the data implying 23.2% (962 implied) with an outstanding support need.
- 14.8.15 Those with an outstanding care or support need were asked to state in a multiple choice question what types of support they felt they needed. 3,128 choices were given in total.

- 14.8.16 A wide range of care and support needs were identified, with the main one being help with personal care at 30.8%. The full results can be found in the table below.

Table 14-19 Outstanding Support Needs (Question 10g)

Support Need	% responses	% households	N ^{OS} . implied (all choices)
Claiming welfare benefit / managing finances	26.1	52.3	815
Someone to act for you	9.5	19.1	297
Establishing social contact / activities	11.1	22.4	349
Personal care	30.8	61.8	962
Establishing personal safety / security	6.5	13.0	203
Looking after your home	13.7	27.4	427
Accessing training / employment	2.3	4.8	75
Total	100.0	200.8	3128

Source: DCA Stevenage 2013 Housing Needs Survey

- 14.8.17 61.8% of households still needed help with personal care, 52.3% with claiming welfare benefits/ managing finance and 27.4% with looking after their home.
- 14.8.18 Those who currently receive sufficient care and support services were asked who (formal or informal) provided their support. In 76% of cases (2,632 implied) support was provided informally by family / neighbour / friend. In 24.0% of cases (912 implied cases), support was provided formally by social services / a voluntary body.

Adaptation

- 14.8.19 Three questions sought information from all households in the Borough on the degree to which the home had been built or adapted to meet the needs of a disabled person.
- 14.8.20 11.6% of properties (3,907 implied) had been adapted, equal to the level found in DCA surveys (around 11%). The split by tenure is set out in the table below.

Table 14-20 Adaptations by Tenure

Question 11 by Question 1

Tenure	%	N ^{OS} . implied
Owner occupied no mortgage	21.8	850
Owner occupied with mortgage	15.0	585
Private rented	7.3	287
Stevenage Homes Rented	39.2	1,533
Other Registered Provider rented	11.5	451
Shared Ownership*	5.2	201
Total	100.0	3,907

Source: DCA Stevenage 2013 Housing Needs Survey * - low sample

- 14.8.21 Adaptation in the social rented sector was the highest at 50.7%. 39.2% of Stevenage Homes rented properties have been adapted and 11.5% in the other RP rented sector.
- 14.8.22 4,486 implied households actually responded to the question on which adaptations had been provided, suggesting an adaptation level of around 13.3% (rather than 11.6% in 14.8.20 above).

Table 14-21 Types of Adaptations Provided / Needed to Current Home
Question 11 and Question 12

Adaptations	Provided		Needed	
	% households	N ^{os} . implied (all choices)	% households	N ^{os} . implied (all choices)
Wheelchair adaptations	18.7	840	12.1	876
Access to property	35.1	1,575	17.5	1,269
Vertical lift / stair lift	26.9	1,206	18.4	1,339
Bathroom adaptations	48.8	2,190	27.7	2,008
Extension	7.4	330	14.6	1,058
Ground floor toilet	32.7	1,468	28.8	2,091
Handrails / grabrails	53.7	2,411	21.6	1,571
Other	8.3	373	27.2	1,977
Total		10,393		12,189

Source: DCA Stevenage 2013 Housing Needs Survey

- 14.8.23 53.7% had handrails / grabrails and 48.8% had bathroom adaptations. 35.1% had access to property adaptations and 32.7% had a ground floor toilet.
- 14.8.24 Most of the main adaptations referred to as provided, featured less prominently in the list of adaptations still needed. Extension and other adaptations had a more significant need than provided.
- 14.8.25 Wheelchair adaptations at 18.7% (840 implied) were higher than the average level found in DCA surveys (around 15%). The data taken in conjunction with 14.8.11 above suggests that 571 wheelchair adapted premises are no longer occupied by a wheelchair user.

Future Demand

- 14.8.26 The following table shows the results to the main questions in relation to future need of disabled households moving within the Borough in the next three years (977 implied households).

Table 14-22 Disabled Households

Key data	% responses	N ^{os.} Implied
Existing household moving within the Borough		
<u>When are you planning to move?</u>		
Within 1 year	41.7	345
1-2 years	18.1	150
2-3 years	40.1	332
<u>Accommodation required?</u>		
Bungalow	24.1	238
Semi-detached	18.3	180
Flat / maisonette	16.3	160
Terraced	15.8	155
Detached	14.4	142
Supported Housing	11.0	109
<u>Supported Accommodation Required?</u>		
Independent accommodation with external support	66.2	221
Private sheltered Housing	29.2	97
Independent accommodation with live in carer	31.1	104
RP Sheltered Housing	15.4	51
<u>Number of bedrooms required?</u>		
1-bedroom	22.9	225
2-bedroom	33.4	328
3-bedroom	29.1	286
4-bedroom	12.1	119
5+ bedroom	2.6	25
<u>Tenure required?</u>		
Stevenage Homes Rented	67.9	648
Owner occupation	27.4	261
Private rent	4.7	45
<u>Location Required?</u>		
Old Town	36.5	336
Great Ashby	30.4	281
Pin Green	27.0	249
Manor	24.1	222

14.9 Gypsy and Traveller Households

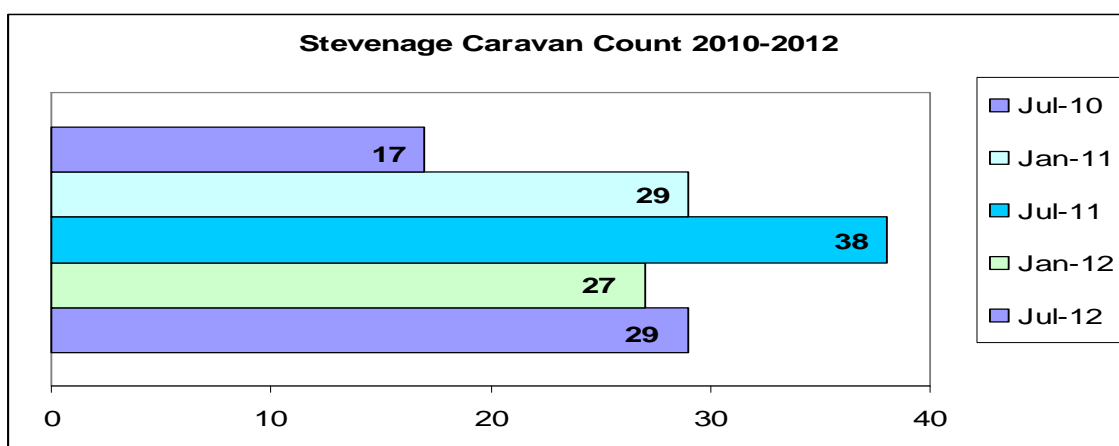
14.9.1 Stevenage Borough Council took part in a joint Gypsy and Traveller Accommodation Assessment with North Hertfordshire, Broxbourne, East Hertfordshire, Welwyn Hatfield and Hertfordshire County Council, which was completed in June 2006.

14.9.2 In 2006 Stevenage Borough had just one Gypsy and Traveller site at Dyes Lane which contained 14 pitches with space for 28 Caravans. All these caravans are socially rented.

14.9.3 However, the site was extended and in the latest CLG caravan site data published by the in July 2012 there are 17 pitches recorded with capacity for 34 caravans. There were 29 caravans on site, suggesting some marginal potential caravan capacity.

14.9.4 The following graph shows the Caravan Count in Stevenage from July 2010 to July 2012, the most up to date return.

Figure 14-7 Stevenage Caravan Count July 2010 to July 2012



Source: CLG July 2012

14.9.5 County data shows that there are currently three vacant pitches in the Dyes Lane site where tenants have not occupied the pitch for two years. Two of these cases are the subject of Court action.

14.9.6 Households have the ability to apply for a pitch on every one of the ten sites in the County and the waiting list of 98 does not represent the true number of households.

14.9.7 Seventeen households have registered an interest in the Dyes Lane site but only 4 of them as their first choice. In addition of 9 households wishing to transfer to Dyes Lane who currently live on another site in the County, for only four of them is Dyes Lane their first choice.

14.9.8 If these households were able to move to a pitch at Dyes Lane, they would free up a pitch on another site in the County and therefore have a nil impact on the requirement for pitch numbers.

14.9.9 Stevenage does not have an issue with unauthorised encampments and have recorded only three instances since the 2006 GTAA and they moved on either by themselves or following a 24 hour notice being served on them.

- 14.9.10 In ten years there have only been six instances of unauthorised encampments and we would not consider this to be significant enough to warrant a designated transit site in Stevenage.
- 14.9.11 In net terms we have to assume that the County Council will resolve the 2 vacant pitches and which would become available to address the 4 households on the waiting list. **The site could therefore be further extended by 2 additional pitches to meet the level of registered need.**
- 14.9.12 The County Council and the community have suggested that as there are two separate community groups living on Dyes Lane site there would be a benefit from an extension to the site to create two adjoining sites. The extension would allow both groups to live on the site separately with a marked boundary and separate entrances between these two traveller groups.
- 14.9.13 These suggestions mirror those found in all of the GTAA studies DCA undertook from 2006 to 2008, principally that:-
- Preference was for site sizes up to 15 households;
 - Individual Gypsy and traveller communities had a strong preference to house only their immediate family or ethnic group.
- 14.9.14 Stevenage should consider the information set out in the CLG's 'Planning for Traveller Sites March 2012' document that sets out the Government's planning policy for traveller sites. This should be read in conjunction with the National Planning Policy Framework.
- 14.9.15 The Government's overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community.

15 CLG NEEDS ASSESSMENT MODEL

15.1 Introduction

- 15.1.1 The SHMA Guidance indicates that housing authorities and partnerships should estimate the number of households who lack their own housing or live in unsuitable housing and who cannot afford to meet their housing needs in the market.
- 15.1.2 The Housing Needs Assessment Model is based on the 2007 Strategic Housing Market Assessment Practice Guidance, and is designed to estimate the number of households who lack their own housing or live in unsuitable housing and who cannot afford to meet their housing needs in the market. It provides essential evidence for housing targets in Local Development documents.
- 15.1.3 Table 15-1 outlines the types of housing considered unsuitable.

Table 15-1 Types of Housing Deemed Unsuitable

Unsuitable Housing	
Homeless households or insecure tenure	Homeless households
	Households with tenure under notice, real threat of notice or lease coming to an end; housing that is too expensive for households in receipt of housing benefit or in arrears due to expense
Mismatch of housing need and dwellings	Overcrowded according to the 'bedroom standard'
	Too difficult to maintain (e.g. too large) even with equity release
	Couples, people with children and single adults over 25 sharing a kitchen, bathroom or WC with another household
Dwelling amenities and condition	Households containing people with mobility impairment or other specific needs living in unsuitable dwelling (e.g. accessed via steps), which cannot be made suitable in-situ
	Lacks a bathroom, kitchen or inside WC and household does not have the resources to make fit (e.g. through equity release or grants)
	Subject to major disrepair or unfitness and household does not have the resources to make fit (e.g. through equity release or grants)
Social Needs	Harassment from others living in the vicinity which cannot be resolved except through a move

Source: Strategic Housing Market Assessments Practice Guide, CLG,

15.2 The CLG Needs Assessment Model Structure

15.2.1 There are three 'Stages' in the needs assessment model, combined into three distinct sections assessing current and future housing need and supply.

STAGE 1 CURRENT HOUSING NEED	
1.1	Homeless households and those in temporary accommodation <i>Plus</i>
1.2	Overcrowded (households who failed the CLG 'bedroom standard') and concealed households (those over 25 who share facilities with another household) <i>Plus</i>
1.3	Other groups
1.4	<i>Equals - Total Current Housing Need</i>



STAGE 2 FUTURE HOUSING NEED (GROSS)	
2.1	New household formation (gross per year) <i>Times</i>
2.2	Proportion of new households unable to rent in the market <i>Plus</i>
2.3	Existing households falling into need
2.4	<i>Equals - Total Newly Arising Need</i>



STAGE 3 AFFORDABLE HOUSING SUPPLY	
3.1	Affordable dwellings occupied by households in need <i>Plus</i>
3.2	Surplus stock <i>Plus</i>
3.3	Committed supply of new affordable housing <i>Minus</i>
3.4	Units to be taken out of management
3.5	<i>Equals - Total Affordable Housing Stock Available</i>
3.6	Annual supply of social re-lets (net) <i>Plus</i>
3.7	Annual supply of intermediate affordable housing available for re-let or re-sale at sub-market levels.
3.8	<i>Equals - Annual Supply of Affordable Housing</i>

15.3 Model Structure

- 15.3.1 The model is structured on a 'flows' basis, taking account of recent experience over the previous three years and examining projections over the next two years. It has to be assumed that this 'annualised' data will occur each year to 2017. The primary data has a five year 'life' and will of course be gathered again before 2017. Major changes in house prices and incomes could cause significant variation in the overall situation.
- 15.3.2 In this section the assessment of affordable housing need has been conducted using both primary data from the 2012 Housing Survey and secondary data from CORE, HSSA and data from the local authority records.

15.4 Stevenage CLG Needs Assessment Model

- 15.4.1 The first element of this Stage of the model estimates the number of homeless households including those in temporary accommodation.
- 15.4.2 The data from the P1(E) returns for the last year to 30th June 2012 identified a quarterly average of 58 homeless households, 43 of whom were in Council accommodation..
- 15.4.3 Care must be taken in the assessment to avoid double counting those households who are "homeless at home" or in other general stock as they would potentially have been captured in the survey data, which is used to determine housing need at different stages.
- 15.4.4 Fifteen households were in a hostel or refuge which would not have been surveyed and a total of **15** is therefore the figure applied at **Stage 1.1** in the model.
- 15.4.5 The second element in Stage 1 of the model estimates the number of households in over-crowded conditions (i.e. those who fail the 'bedroom standard'), and concealed households (couples, people with children and single adults aged over 25 who share facilities with another household).

Table 15-2 Over-crowded and Concealed Households

Over-crowded Households	1,239
MINUS Concealed Solution or Leaving Borough	410
PLUS Concealed Households	0
Overcrowded + Concealed Group	829
MINUS Duplication	0
Net Overcrowded + Concealed Group	829
Proportion unable to afford market housing	46.7%
Stage 1.2 – Over-crowded and concealed households	387

- 15.4.6 There are 1,239 households in Stevenage who are over-crowded by the 'bedroom standard'.
- 15.4.7 However 410 of these will be resolved by a newly forming household moving or by the households leaving Stevenage, leaving a net group of 829. A test of affordability for these households shows that 46.7% of them cannot afford to resolve their housing difficulties through market housing in Stevenage and **387 households** have been applied in the model at **Stage 1.2**.

- 15.4.8 The third element in Stage 1 of the model examines households living in unsuitable accommodation whose problem cannot be solved 'in-situ' and who therefore require to move home in order to resolve their difficulty.
- 15.4.9 SHMA Practice Guidance identifies that households who are overcrowded, were suffering harassment, those whose rent / mortgage was too expensive, housing was affecting their health, whose tenancy was insecure or whose home was too large are all in unsuitable housing and are assessed to need to move home.
- 15.4.10 The survey identified 1,721 households with one or more inadequacies, 219 of whom were already counted in Stage 1.2 and are removed to avoid double-counting.
- 15.4.11 This leaves a net group of 1,502 households, 50.8% of whom are unable to afford to resolve their housing difficulties through market housing in the area, leaving **763 households** to be applied in the model at **Stage 1.3**.
- 15.4.12 The final element of Stage 1 of the model is a sum of steps 1.1, 1.2 and 1.3, a total of **1,165 households** applied at **Stage 1.4**.

Table 15-3 Current Housing Need (Gross)

STAGE 1 – CURRENT HOUSING NEED (GROSS)	
1.1 Homeless households in temporary accommodation	15
1.2 Overcrowding and concealed households	387
1.3 Other groups	763
1.4 TOTAL CURRENT HOUSING NEED (GROSS) 1.1 + 1.2 + 1.3	1,165

15.5 Stage 2 – Future Need (Gross per year)

- 15.5.1 The first element of Stage 2 of the model estimates the annual number of newly forming households in Stevenage.
- 15.5.2 The concealed households identified in the survey forming over the next two years are annualised at an average level of 870 households forming a year, although levels are reasonably consistent over the period.

Table 15-4 Time of Move – Concealed Households

Time of Move	Nos. implied	Annual Average
Within 1 year	950	870
1 to 2 years	791	

- 15.5.3 In order to avoid double counting due to two-person household formation, duplication is removed.
- 15.5.4 Virtually half (47.3%) of concealed households forming over the next three years specified formation as a couple, with 43.4% of these having a partner who lived separately elsewhere in Stevenage, which would cause a double count.

- 15.5.5 The 47.3% is applied to this level in the table below ($47.3\% \times 43.4\% = 20.5\%$) to remove the potential double count.

Table 15-5 Double Counting Removal

New household formation (gross p.a.)	870
MINUS - Two person formation ($870 \times 20.5\%$) x 0.5	89
Total	781

- 15.5.6 This results in an annual average formation level of **781 households** per annum, used at **Stage 2.1** of the model.
- 15.5.7 The income of recently formed households who formed their first home over the last three years has been used to test the ability to purchase in the lower quartile stock and access the private market (to buy or rent) of one, two and in some cases three bedroom units suitable for their requirements.
- 15.5.8 Some recently formed households had quite high incomes and using these levels may significantly under-represent the numbers of new forming households able to access even the rental market, 75% of whom cannot afford to rent or buy locally.
- 15.5.9 On this basis 49.7% of concealed households are considered to be unable to buy, with 48.3% unable to rent in the private market.
- 15.5.10 The rental proportion of **48.3%** is therefore used at **Stage 2.2** of the model.
- 15.5.11 The final element of Stage 2 of the model estimates the number of households in Stevenage who fall into housing need.
- 15.5.12 The calculation of existing households falling into need used Stevenage Council's Waiting List data at January 2013. There were **768** households assessed as in need, including homelessness acceptances, applied at **Stage 2.3** of the model.
- 15.5.13 The final element of Stage 2 of the model is a sum of step 2.1 multiplied by step 2.2, added to step 2.3, giving a total of **1,145** applied at **Stage 2.4**.

Table 15-6 Future Need (Gross per Year)

STAGE 2 – FUTURE NEED (GROSS PER YEAR)		
2.1	New household formation (gross per year)	913
2.2	Proportion of new households unable to buy (49.7%) or rent (48.3%) in the market	48.3%
2.3	Existing households falling into need	768
2.4	TOTAL ANNUAL NEWLY ARISING NEED (2.1 x 2.2) + 2.3 ($781 \times 48.3\% = 377 + 768 = 1,145$)	1,145

15.6 Stage 3 – Affordable Housing Supply

- 15.6.1 The first element of Stage 3 of the model determines the number of households analysed in Stages 1.2 and 1.3 who currently occupy social rented or shared ownership dwellings.
- 15.6.2 It is assumed that any move by these households would release a unit of affordable housing, and it is therefore assumed that there would be no overall net effect on the annual flow model.
- 15.6.3 The survey data shows that **1,019 households** of those at Stages 1.2 and 1.3 of the model already live in affordable units, and this total is applied at **Stage 3.1**.

15.7 Vacant Stock

- 15.7.1 The second element of Stage 3 of the model assesses the level of surplus affordable stock in Stevenage. There were only 93 vacant affordable units in the 2011 HSSA out of a stock of over 8,200. Guidance states that where the level is below 3% there is no surplus vacant stock. **A total of zero is therefore applied at Stage 3.2** of the model.
- 15.7.2 The third element of Stage 3 of the model forecasts the number of new affordable units to be built in the Stevenage on an annual basis. The Council returns for the last three years to 31/03/2012 show the following recent new unit trends:-

Table 15-7 New Affordable Housing Supply 2010 to 2012

Supply	2009 / 10	2010/ 11	2011/12	Average	%
New RP Rent	68	141	42	84	72
Shared Ownership	13	19	0	11	10
Other New Supply	9	45	10	21	18
Total	90	205	52	116	100.0

- 15.7.3 If there is a consistent level of recent and immediate future new delivery it is normal practice to take account of the average annual level.
- 15.7.4 The average new supply total over the se 3 years was 116 units with a tenure split of 72% social rented and 28% intermediate housing, some of which is other new supply relating to mortgage rescue.
- 15.7.5 The impact of the recession on new delivery could reduce new affordable delivery through planning obligations. Although the Borough has delivered a relatively high level of new housing over the three years to 2012, it has varied significantly and the future is less predictable.
- 15.7.6 Council data shows that expected new delivery in the two years to 2014 is expected to total 94 units, 87 of which will be social rent. Over the 3 years 2011/12 to 2013/14 the total delivery would be 146 units, just less than 50 units a year.
- 15.7.7 This would be below half the previous average delivery. There is more clarity in having no future delivery in the model so that the net need is calculated after the supply from the existing stock turnover only.
- 15.7.8 It is therefore recommended that **zero** unit delivery is used at **Stage 3.3**.

- 15.7.9 The next element of the model estimates the number of units to be taken out of management in Stevenage through stock demolition and Right to Buy (RTB) on an annual basis.
- 15.7.10 The table below shows the RTB levels from Council data for the three years to 31/03/2012. There have been no demolitions of stock.

Table 15-8 2010 to 2012 Right to Buy

	2009 / 10	2010 / 11	2011 / 12	Average
Right to Buy	12	13	9	11

- 15.7.11 The average loss of units through RTB is 11 units per annum. If the average stock re-let rate of 7% per annum is applied to the average figure of 11 units lost for future re-letting, this would be less than 1 unit and a figure of **zero is applied at Stage 3.4** of the model.
- 15.7.12 **Stage 3.4** of the model is the sum of Stages 3.1 (1,019), less 3.2 (0), and 3.3 (0), a net total of 1,019 units.

15.8 Annual Re-let Supply

- 15.8.1 The average annual re-let supply of affordable units over the last 3 years is normally used in the model as a prediction for the future annual affordable housing supply from re-lets likely to arise. It is important firstly to establish the average net general needs stock re-let level (i.e. excluding transfers and new unit delivery).
- 15.8.2 Council data for the year to 31/03/2012 shows the following :-

Table 15-9 Council and RP Social Rent Re-let Supply - 2011/12

	2011/12
Social Stock Re-lets	578

- 15.8.3 The overall average net re-let figure for the Council and RP stock for the year to 2011/12 of **578 re-lets, a 7% turnover rate**, is applied at **Stage 3.5**.

15.9 Shared Ownership Re-sales

- 15.9.1 The 2011 Census data suggests that there were 422 shared ownership units representing 1.2% of the housing stock. Assuming a re-sale rate of 5%, closer to market turnover levels and lower than the social stock turnover rate, **21 units** would become available each year and this number is incorporated at **Stage 3.6**.
- 15.9.2 The final element of Stage 3 of the model is a sum of Stages 3.6 and 3.7, a total turnover supply of **599** applied at **Stage 3.8**.

15.10 Affordable Housing Needs Model

STAGE 1 – CURRENT HOUSING NEED (GROSS)		
1.1	Homeless households in temporary accommodation	15
1.2	Overcrowding and concealed households	387
1.3	Other groups	763
1.4	TOTAL CURRENT HOUSING NEED (GROSS) 1.1 + 1.2 + 1.3	1,165
STAGE 2 – FUTURE NEED (GROSS PER YEAR)		
2.1	New household formation (gross per year)	913
2.2	Proportion of new households unable to buy (49.7%) or rent (48.3%) in the market	48.3%
2.3	Existing households falling into need	768
2.4	TOTAL ANNUAL NEWLY ARISING NEED (2.1 x 2.2) + 2.3 (781 x 48.3% = 377 + 768 = 1,145)	1,145
STAGE 3 – AFFORDABLE HOUSING SUPPLY		
3.1	Affordable dwellings occupied by households in need	1,019
3.2	Surplus stock	0
3.3	Committed supply of new affordable housing	0
3.4	less Units to be taken out of management	0
3.5	TOTAL AFFORDABLE HOUSING STOCK AVAILABLE 3.1 + 3.2 + 3.3 – 3.4	1,019
3.6	Annual supply of social re-lets (net)	578
3.7	Annual supply of intermediate affordable housing available for re-let or resale at sub-market levels	21
3.8	ANNUAL SUPPLY OF AFFORDABLE HOUSING (3.6 + 3.7)	599
A	TOTAL NET CURRENT NEED 1.4 – 3.5 (1,165 – 1,019 = 146)	146
B	QUOTA TO ADDRESS NEED OVER 5 YEARS	20%
C	ANNUAL CURRENT NEED (A x B)	29
D	TOTAL ANNUAL NEWLY ARISING NEED (2.4)	1,145
E	TOTAL AFFORDABLE NEED PER YEAR (C + D)	1,174
F	ANNUAL SUPPLY OF AFFORDABLE HOUSING (3.8)	599
OVERALL ANNUAL SHORTFALL (E – F)		575

16 PLANNING AND DELIVERY

16.1 Overall Housing Demand

16.1.1 The NPPF (Paragraph 47) requires authorities to objectively assess the scale of market demand and affordable housing need in their housing market area, which may cross administrative boundaries.

16.1.2 The distinction between housing demand and need is fundamentally economic. If a household can satisfy its own requirement for housing in the private market it is termed 'demand' but if some form of subsidy is required it is termed to be 'need'.

16.1.3 However the calculation of the total scale of housing to be delivered is complex and can be assessed by a variety of methods. These and the results are listed below to assist the Council in making an objective judgement for future delivery over the life of the Development Plan.

Former East of England RSS

16.1.4 The previous East of England Plan allocation for the North Hertfordshire and Stevenage study area was 22,200 units from 2001 to 2021, 1,110 a year. After allowing for completions to March 2006, there was a minimum of 1,250 per year to be delivered to 2021, including the major urban extensions which were proposed.

CLG Forecast

16.1.5 The CLG 2008 based household forecast data shows a total forecast growth over the 2008 to 2033 period of 6,000 units, an increase of 15% at an average of 240 households a year.

Household Survey Demand and Need

16.1.6 The 2013 SHMA in Section 12.5 identified an annual shortfall of 243 units in the market sector.

16.1.7 This calculation takes account of supply and demand created by actual market household moves over a 3 year period from :-

- demand from future planned moves from existing households moving and in-migrants from outside the authority;
- demand from new forming households internally within the Borough and
- supply being created by existing households moving and out-migrating households.

16.1.8 However, there is a need to take account of dissolutions in the market sector. Council data for 2012 /13 suggest that 90 properties could become available and this level could be used to estimate annual supply from dissolutions.

16.1.9 Taking this additional supply into account, there would be a **net shortfall of 153 market units each year**. The 2013 survey also identified that, 77% of the shortfall of units (187 units) is created by net in-migration.

16.1.10 The annual level of outstanding affordable need has been re-assessed over the life of the Plan at 575 units a year, after allowing for current stock re-let supply levels.

- 16.1.11 The market sector shortfall is assessed at 153 units, making a total need and demand not met by stock flow of **728** units a year, 10,920 units in total over the 15 year life of the Plan from 2014 to 2029.
- 16.1.12 Assessed affordable need is almost 80% of the total survey based requirement. Targets however are not based on purely arithmetic need levels. There are two key issues, viability and the creation of sustainable developments and communities.
- 16.1.13 Even in normal market conditions a 40% target required a high level of intermediate housing. No Local Plan would ever require more than 50% and even in London this is not being applied in all Councils.
- 16.1.14 Indeed, given the duty placed upon Local Planning Authorities by the NPPF to seek to meet all identified housing needs, we conclude that the priority in Stevenage might be for policies which stimulate the local housing market in such a way as to ensure that the overall level of housing provision is ensured.
- 16.1.15 Doing so will not only ensure that the policy requirements of the NPPF are fulfilled, but will also contribute towards the re-balancing of a housing stock which in parts of the Borough presently include nearly twice the national average level of affordable housing.

Meeting All Need and Demand

- 16.1.16 As a theoretical guide, meeting the total annual net affordable housing need of 575 units would require total annual housing delivery of 1,437 units based on achievement of overall affordable target of 40% on all sites.
- 16.1.17 The delivery of market housing is fundamental to the level of affordable units to be delivered through the planning system and the impact of New Homes bonus is a factor in determining the affordable target levels.
- 16.1.18 Affordable housing provision may have a negative impact on new housing delivery and in the current economy the development industry will target their resources to areas which are the most attractive which could have a negative effect on investment in Stevenage.

Potential additional Supply

- 16.1.19 Meeting the total need for affordable housing however also involves a range of initiatives in addition to new unit delivery through the planning system.
- to free up under-occupied social units making best use of the existing stock;
 - by bringing empty properties back into use;
 - bringing social sector stock up to Decent Homes Standard;
 - conversions of existing buildings.
- 16.1.20 The impact of the growing older population will be to increase the under-occupation situation, estimated currently at over 2,600 properties in the social rented sector.
- 16.1.21 It is now even more important to achieve a better flow of the under-occupied, family sized social rented stock to help address the scale of need for family units. This should also have a cascade effect, increasing turnover of all smaller unit sizes as households are able to transfer to larger units to meet their need.

- 16.1.22 In effect up to three household moves could result from the delivery of one new older person's property.
- 16.1.23 If a target of 4% a year was set it would increase directly the scale of annual re-lets by over 100 units and potentially 200 to 300 through the cascade effect if successful. This could reduce the overall scale of affordable unit need by 200 units a year, although it acknowledged that this is not easy to achieve.
- 16.1.24 The demographic impact on household size is already evident and will worsen over the next two decades. Linking the delivery of specialist accommodation for older people will have significant benefits in addressing all housing need and demand and should be an integral element of policy and initiatives for future housing delivery.
- 16.1.25 Local planning authorities are not expected to simply translate housing demand into actual housing targets that need to be met. They are only part of the evidence and need to be considered against other factors, including cross-boundary issues.
- 16.1.26 However, in our extensive experience of housing assessments over the last 20 years, the District is not unique in being unable to deliver the levels of either housing demand or need that are evident through local housing needs assessments.
- 16.1.27 It is not in the remit of this SHMA to assess whether or not the evidence of housing demand can be delivered within the Borough.
- 16.1.28 This exercise will need to consider a range of other factors and issues, including the impact of potential demographic and formation change, the ability of the Council to accommodate future housing growth and local planning constraints.

Balancing Housing Markets

- 16.1.29 The turnover of the existing stock should normally meet 90% of all housing requirements. However, it is clear that the Borough has substantial imbalances both in housing tenure and property types and sizes which will be difficult to change unless there is large scale development.
- 16.1.30 Determining what this means for the future requirement for types of dwellings is therefore complex. Providing a better balanced housing stock should however be the key criteria for the authority to be able to provide sustainable developments and communities.
- 16.1.31 NPPF identifies the Government's core objective of providing a variety of high quality market housing and addressing any shortfalls that apply in the market sector. Authorities are required to plan for a full range of types and sizes of market housing to meet the needs of the whole community, so that provision is made for family, single person, and multi-person households.
- 16.1.32 It is important therefore that the Council seeks to ensure that when suitable sites come forward for residential use that they incorporate an element of affordable housing to meet the need identified.

16.2 Low Cost Market Housing

- 16.2.1 Low cost market housing is likely to be smaller one and two bedroom units which are provided to meet the needs of households with income levels just adequate to access the housing market.

- 16.2.2 Given that household growth in the Borough will be mostly from smaller households, it is considered that the apartment market will continue to play a key role in meeting market housing.
- 16.2.3 The delivery of these smaller units as part of market delivery will be important to help provide good quality smaller units of housing and to address a balanced type and size mix within new delivery.
- 16.2.4 Low cost market housing does not however, represent affordable housing within the planning definition, specifically confirmed in the NPPF. **These are 'starter' homes and are part of the general market.**
- 16.2.5 The major difficulty and challenge for this sector is affordability within the Borough for concealed households forming their own household. It is this factor which is creating the need for shared ownership and other forms of subsidised intermediate housing.

16.3 Affordable Housing

- 16.3.1 The NPPF definition of affordable housing is:-

- *'Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.'*

Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

- 16.3.2 The types of affordable housing are as follows:-

Social rented housing:

- *Is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime.*
- *It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.*

Affordable rented housing:

- *Is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing.*
- *Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).*

Intermediate housing:

➤ *is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.*

16.3.3 These definitions replace those given in previous editions of PPS3 (2006 and 2010) and related Guidance such as Delivery of Affordable Housing 2006.

16.4 Affordable Housing Target Levels

16.4.1 As a core principle, affordable housing targets should be set based on what is sustainable, viable and deliverable. Crucially, they should also support other corporate strategies, especially for the regeneration of particular areas and the overall improvement of the housing offer to achieve more sustainable housing markets and communities.

16.4.2 These should be the major factors in determining the scale and tenure mix of future affordable housing delivery. Affordable housing need however should be balanced with the requirements of other corporate strategic priorities for regeneration and economic growth.

16.4.3 Based on the robust evidence found in this assessment, the **overall proposed affordable housing targets of 40%** on sites over 25 units on a scale down to **10% on the smallest sites** in the IPPS can be justified, subject to the critical balance of tenure mix on viability.

16.4.4 Although the crisis in the financial and housing markets have caused major changes in the operations of the development industry and may require significant flexibility on site negotiations in the short to medium term, future planning policies need to be set in place for the longer term.

16.4.5 Ultimately the Council need to determine which strategies are the most important in achieving economic growth and successful regeneration and affordable housing provision will, at least in the short to medium term have a negative impact on new housing delivery.

16.4.6 Each site will need to be assessed individually, targets being subject to wider planning, economic viability, regeneration and sustainability considerations and may require a flexible approach to specific site negotiation.

16.5 Tenure Mix Targets

16.5.1 The increases in house prices over the last decade have excluded many 'first-time buyers' from the owner occupied market. Despite the relatively small falls in price over the last four years affordability remains a difficulty for many existing and new forming households. The scale of deposit required to buy is the major problem factor in accessing the market for new forming households.

16.5.2 The tenure balance of new affordable delivery over the last three years up to March 2012 has been 72% social rent and 28% intermediate housing.

- 16.5.3 The tenure mix target proposed in the IPPS of **35% intermediate housing** from affordable delivery helps to support the scale of interest expressed in the survey of 179 units over the next three years, around 60 a year on average.
- 16.5.4 The recent funding initiative between lenders and developers for shared equity could also have a strong short term influence for intermediate housing for sale.

16.6 Property Size Targets

- 16.6.1 In view of the current stock balance and longer term demographic and household formation change, all future development should address the imbalance of stock type and size, both by tenure and location to create a more sustainable and balanced housing market.
- 16.6.2 The overall affordable housing target and the need for different types and sizes in the affordable and market sectors have been provided to assist Planning and Housing Officers to support targets and give direction to the types, and particularly size of housing to be delivered to create a better balance in the local stock.

16.7 Market Housing

- 16.7.1 Creating a more balanced stock has to address imbalances in the current stock structure which are more extreme in all former new towns than in traditional authority areas which developed gradually over centuries.
- 16.7.2 Around 56% of all owner occupied properties have 3 bedrooms and almost 23% have 4 or more bedrooms, a very high level compared to less than the combined total of only 21% which are 1 and 2 bedroom units.
- 16.7.3 There is a need for a higher proportion of two bedroom units to create better housing offer and address the increasing need for smaller properties due to demographic and household formation change.
- 16.7.4 The stock imbalance scale is very extreme because of the New Town history and a very large scale of new development would be needed to create a more normal housing stock balance.
- 16.7.5 Broadly we previously recommended a 60% small and 40% large unit split to assist in the achievement of a better housing offer in the Borough.
- 16.7.6 Although the major requirement should be to deliver fewer of the three bedroom properties which dominate the current stock, there is still a need to create balanced developments.
- 16.7.7 Additionally, the difficulties in the housing finance sector make it difficult in the short and perhaps medium term, to sell high proportions of small units.
- 16.7.8 Overall however the need is still significantly for more one and two bedroom properties and larger four bedroom houses to provide a more balanced housing offer.
- 16.7.9 The size recommendations are more broadly based at a **50:50** balance between small and larger units and could be subject to greater variation at site level.

16.8 Social and Affordable Rented Stock

- 16.8.1 Social rented housing is 28.9% of the stock in the Borough but does not provide adequate turnover to meet the scale of need identified. The availability of rented stock through re-lets is low relative to the expectation that existing stock flows should address 90% of all housing requirements.
- 16.8.2 However, in availability from turnover, the social rented sector provided 578 units, over 27 times the estimated re-sale supply from shared ownership properties of 21 units in the last year to March 2012.
- 16.8.3 Development Plan Documents need to provide a clear guide on the size of future affordable housing units required. Stock balance, turnover and waiting list demand analysis are vital to identify the gaps in the stock and the proportions by type and size required to address current and future need.
- 16.8.4 Almost 82% of the general needs waiting list is for one and two bedrooms but they have a high turnover rate. In view of the nature of priority need for small units and the scale of likely annual new provision of social rented units, it would be reasonable at Borough level overall to consider a property size target for small units for new social rented properties (including those at Affordable Rents) of **70%**, a marginally lower level than previously recommended.
- 16.8.5 These are principally flats and terraced houses to meet the needs of single, couple and small family households.
- 16.8.6 Three bedroom family units are 40% of the social stock in the Borough, but the level of under-occupation by two spare bedrooms is estimated at 2,623 properties, 80% of the 3 and 4 bedroom stock.
- 16.8.7 In view of the increasing older population, it is now even more important to achieve a better flow of the under-occupied, family sized social rented stock as a means to help address the scale of need for family units.
- 16.8.8 Achieving a better flow of family units should also have a cascade effect, increasing turnover of all smaller unit sizes as households are able to transfer to larger units to meet their need. In effect up to four household moves could result from the delivery of one new older persons unit.
- 16.8.9 The **30%** balance of new social/affordable rented delivery should target three and four bedroom houses to address the needs of larger families.

Table 16-1 Social and Affordable Rented need by bedroom size

Bedroom Size (%)			
1 Bedroom	2-Bedrooms	3 Bedrooms	4 Bedrooms +
40	30	20	10

16.9 Intermediate Rented Housing

- 16.9.1 In theory, discounted market rent should be an option for new unit delivery without grant support for households whose only alternative is intermediate housing for sale, especially those at the early stages of their careers or on limited employment contracts who are looking for flexibility in their housing arrangements.

- 16.9.2 However, discounted market rented housing can only be delivered provided that there is an adequate cost margin between social rent and market rent. Given that average private sector rents across the Borough are £500 to £700 per month for 1 and 2 bedroom stock there appear to be limited potential to deliver new intermediate rented housing in the Borough.
- 16.9.3 The Coalition Government decision to introduce Affordable Rents at 80% of market value for new social rented stock has a negative impact on intermediate rent as an intermediate housing option because there is limited headroom to pitch rents between 80% and 100% of average market rent in the Borough.

16.10 Intermediate Affordable Housing

- 16.10.1 Intermediate affordable housing can include shared ownership, shared equity or discounted market housing.
- 16.10.2 The requirement for property size in the intermediate housing market is usually mainly 1 and 2 bedroom units to meet the needs of concealed households, unable to access the market sector as a first time buyer.
- 16.10.3 However 70% of the expressed interest in shared ownership is from existing households, mainly leaving the private rented sector and in some cases, owner occupation requiring two and a small number of three bedroom properties.
- 16.10.4 A property size target of 10% one, 75% two bedrooms and 15% for three bedroom properties could be set to meet the requirements of all households.

Table 16-2 Intermediate Affordable Housing by bedroom size

Bedroom Size (%)			
1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms +
10	75	15	0

- 16.10.5 A summary of the property size requirements for all tenures is shown in the table below.

Table 16-3 Future Housing Delivery by Tenure / Size

Tenure	Bedroom Size (%)			
	1-Bed	2-Bed	3- Bed	4- Bed +
Market	50		50	
Intermediate	10	75	15	0
Social & Affordable Rented	40	30	20	10

17 NEW HOMES BONUS

- 17.1.1 New Homes Bonus is a grant paid to all English authorities in recognition of net additions to effective housing stock in their area. The Bonus is intended to be a permanent incentive paid in respect of new build, conversions, and long-term empty properties bought back into effective use.
- 17.1.2 Payments for each eligible property are paid for six years and are calculated per home in terms of the national average Council Tax Band for that home. A flat rate of £350 per year is also paid for each affordable home delivered.
- 17.1.3 Because New Homes Bonus is an enduring incentive this means payments to authorities will continue to increase for the first six years.
- 17.1.4 Housing stock is recorded by authorities on the Council Tax Base form, which measures changes from year to year, with additions becoming eligible for New Homes Bonus grant. The data is taken in October each year and the Bonus is paid in the following financial year. Affordable housing data is taken from the Government's official statistics.

17.2 Funding

- 17.2.1 The Department for Communities and Local Government has set aside almost £1 billion over the Comprehensive Spending Review period (2011 to 2015) for the New Homes Bonus.
- 17.2.2 The final allocations nationally for 2013 to 2014 (announced on 1 February 2013) are £668.3 million. This will bring the total amount of New Homes Bonus funding awarded since the grant was first paid in April 2011 to £1.3 billion.
- 17.2.3 The specific year 3 allocation is £236.4 million. This is in respect of 160,000 homes, made up of 142,000 new-build properties and conversions and 18,000 long-term empty properties brought back into use.
- 17.2.4 The allocations include £20.3 million for providing 58,000 affordable homes.
- 17.2.5 Local councils can decide how to spend the New Homes Bonus. However, we expect local councils to consult communities about how they will spend the money, especially communities where housing stock has increased.

17.3 Future Home Bonus Payments

- 17.3.1 The homes bonus paid to Stevenage will depend on the levels new housing delivery, the number of new affordable housing units and number of empty homes brought back into use.
- 17.3.2 In order to maximise the funds received Stevenage should endeavour to meet their delivery targets for new housing and bringing empty homes back into use.
- 17.3.3 The following two pages show the New Homes Bonus paid from 2011 until 2014. If future delivery remains static the Council will receive the same amount until 2019.
- 17.3.4 Stevenage may want to consider 'ring fencing' some or all of the New Homes Bonus payment for future housing delivery and the infrastructure needed to support it.

- 17.3.5 The information was obtained from the Government New Home Bonus Calculation for Stevenage.

Source: www.gov.uk - Government Statistical Data Sets – New Homes Bonus Calculator

New Homes Bonus Calculator

Stevenage

Current housing stock (Oct 12):	35,877
Net change in stock (Oct 12) ¹ :	181
Affordable housing supply (11/12) ³ :	55
Stock of empty homes (Oct 12):	234
Affordability ratio (2011) ⁴ :	6.91

Year of Payment

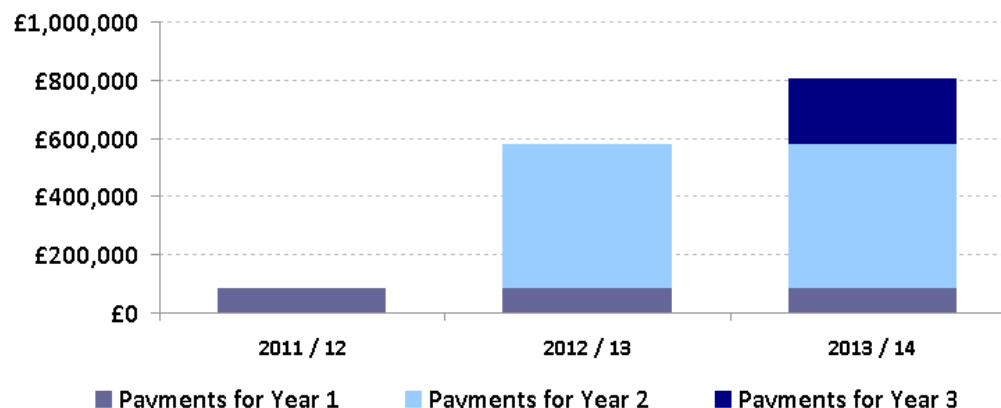


		Year of Payment							
		2011 / 12	2012 / 13	2013 / 14	2014 / 15	2015 / 16	2016 / 17	2017 / 18	2018 / 19
Year of Delivery	Cumulative Payments								
	Payments for Year 1	£84,562	£84,562	£84,562	£84,562	£84,562	£84,562		
	Payments for Year 2		£495,366	£495,366	£495,366	£495,366	£495,366	£495,366	
	Payments for Year 3			£222,713	£222,713	£222,713	£222,713	£222,713	£222,713
	2013/14: Total Payments			£802,641					

Total Payments (2013/14)

Year 1	£84,562
Year 2	£495,366
Year 3	£222,713
Total Payment:	£802,641

Total New Homes Bonus Payments



Assumptions:

1. Net additional dwellings are calculated by subtracting effective stock (total stock less long-term empty homes) as recorded on the CTB in one year from the previous year. <https://www.gov.uk/government/publications/new-homes-bonus-final-scheme-design--2>
2. Data taken from the Council Tax Base form: <https://www.gov.uk/government/publications/council-taxbase-2012-in-england>
3. Combined data from affordable housing (<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/affordable-housing-supply>) and affordable traveller pitches (<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/gypsy-and-traveller-caravan-count>). NB: a number of revisions have been made to these data and so will not match the published tables in all cases.
4. Affordability is measured by the ratio of lower quartile house price to lower quartile earnings (Livetable 576): <https://www.gov.uk/government/statistical-data-sets/live-tables-on-housing-market-and-house-prices>

Source: www.gov.uk - Government Statistical Data Sets – New Homes Bonus Calculator

18 STAKEHOLDER CONSULTATION

18.1 The Housing Partnership

- 18.1.1 The Strategic Housing Market Assessments Practice Guidance (2007) encourages the formation of a Housing Partnership, consisting of a multi-disciplinary team including housing, planning, economic development and regeneration expertise.
- 18.1.2 The aim is to involve stakeholders in the assessment process in order to provide key stakeholders with the opportunity to make a contribution to the process and to test the key findings and conclusions.
- 18.1.3 The responsibilities of partnership includes to:-
- share and pool information and intelligence, including relevant contextual intelligence and policy information;
 - support the housing market partnership core members in the analysis and interpretation of housing market intelligence;
 - assist with the development of a project plan for undertaking the Strategic Housing Market Assessment and ensuring their findings are regularly reviewed;
 - consider the implications of the assessment, including signing off its outputs and agreeing follow-up actions.
- 18.1.4 The Project Officer Team at Stevenage Borough Council established a local Housing Market Partnership to oversee the SHMA.

18.2 Consultation with the Housing Partnership

- 18.2.1 The Housing partnership meeting was held on the 15th March 2013. The purpose of this meeting was to present the key findings from the Stevenage Draft SHMA report.
- 18.2.2 The seminar presentation carried out covered:-
- The aims and objectives of the SHMA;
 - The methodology of the SHMA;
 - The study outputs;
 - Key market drivers (Demographics, Migration and Economy);
 - The Active Market.
 - The Future Population;
 - The Needs of Specific groups;
 - The future demand for affordable housing;
 - The future demand for market housing;
 - Scale of affordable need;
 - Future delivery targets

19 UPDATING THE STRATEGIC HOUSING MARKET ASSESSMENT

19.1 Introduction

- 19.1.1 Following finalisation of the Stevenage SHMA, the data will be subject to regular updating in the coming months and years.
- 19.1.2 According to CLG, Strategic Housing Market Assessment Practice Guidance, Housing Partnerships will need to consider developing comprehensive strategies for monitoring housing market areas and updating their Strategic Housing Market Assessments.
- 19.1.3 This section provides guidelines as to how the findings of the SHMA should be monitored and updated on a regular basis, as CLG Strategic Housing Market Assessments Practice Guidance, version 2 (August 2007).
- 19.1.4 The NPFF also expects that regular monitoring through the Annual Monitoring Report (AMR) will take place and that where market conditions change there may be a need to reassess demand and need. The SHMA will provide tools to allow regular monitoring and updating to take place, to satisfy requirements of AMR and also keep a watching brief on any changes within the market.
- 19.1.5 This assessment is easily and readily updated annually. It is important to recognise that there is a difference between monitoring and updating the assessment. Updating requires tracking short-term changes in the housing market conditions, to ensure policies and strategies are responsive to changes in local demands and pressures.
- 19.1.6 DCA commissions to undertake SHMA updates will initially focus on the three main variables identified in the 2007 Strategic Housing Market Assessment Practice Guidance as shown below.

Variable	Data source
External impacts on the market	Mid-year population and households estimates Labour market changes Interest rates Income and earnings surveys
Housing stock changes	New build completions Affordable housing delivered through S106 agreements Demolitions Remodelling Outstanding planning permissions
Affordability changes	House prices Private sector rents Changes in household incomes Shared ownership initiatives etc

- 19.1.7 The set of core indicators above will be used, which DCA have developed during the course of the study. These could be integrated into the new monitoring framework for LDFs (Annual Monitoring Report) or as a joint housing and planning task.
- 19.1.8 The following section outlines the processes of updating the various elements of the SHMA.
- 19.1.9 This is followed by a guideline for when a full revised Strategic Housing Market Assessment is due and details of any market triggers which may affect this timescale and cause the projected timescale to be brought forward.

19.2 Updating the CLG Needs Assessment Model

- 19.2.1 The Client Data CD provided upon completion of the SHMA contains a Needs Assessment Model Calculator in Excel.
- 19.2.2 The purpose of the calculator is to allow annual updating of all the secondary data utilised in the Model and to enable this to be done in-house.
- 19.2.3 A detailed description of the secondary data required, where it can be sourced from and how it is applied to each element of the Assessment Model calculation is included in the introduction to the calculator.
- 19.2.4 It is recommended that this updating to the Model is carried out at the same time as completion of the annual ELASH in July each year.
- 19.2.5 Updating Other Secondary Data
- 19.2.6 There are a wide range of secondary sources utilised in the SHMA which are updated on a quarterly or an annual basis.
- 19.2.7 Appendix II of this SHMA outlines the sources of secondary data utilised in this assessment. This document details:-
- The source location i.e. where the data can be accessed from;
 - The year or quarter of the data utilised in the SHMA;
 - Frequency of release of the various data sets. e.g. quarterly or annually;
 - The next release date of each data set used.
- 19.2.8 This document can be used as a guide as to when each data set is available and can be updated in the SHMA.
- 19.2.9 In addition, Annex B of the Strategic Housing Market Assessment Practice Guidance (August 2007) provides a comprehensive list of data sources which may be used in an SHMA.

19.3 Core Sustainability Indicators

- 19.3.1 It will be necessary for the Council to have detailed data on an annual basis to record actual new development by tenure, type, size and by location within the Borough each year.
- 19.3.2 This data is essential to be able to measure performance against targets for sustainable development set in the Local Development Plan both for market and all forms of affordable housing.

- 19.3.3 Data on social stock re-lets and changes to the waiting list and new unit delivery need to be able to be analysed by property type and size and location. This structure should already be in place to support completion of the ELASH.
- 19.3.4 Monitoring of new delivery in the market sector and data on conversions will also be required by property, type, size and location to measure delivery against planned targets to improve the balance of the housing stock.

19.4 Updating the Primary Survey Data

- 19.4.1 The primary data file requires a complex weighting process to ensure that it is representative of the whole population.
- 19.4.2 DCA would normally provide within their support service a process which would re-run the survey data to the current household population at the time of update. This is normally two years after the initial study has been undertaken. This has the effect of making a minor change to the data to reflect the study results as if they had been assessed in the current population.
- 19.4.3 It is recommended that this is undertaken by the original survey specialist company or at least with their assistance.

19.5 Monitoring and Communicating Changes to the SHMA

- 19.5.1 Partnership working would be of paramount importance to ensure that updating of the SHMA is done with the consent and knowledge of all involved.
- 19.5.2 The continuation of a key project officer team to oversee the updating and to ensure access to the most recent versions of the SHMA report sections would be essential.
- 19.5.3 There are various ways in which the wider partnership can be made aware of changes to the SHMA and how it can be ensured that the reader is accessing the most recent version of the SHMA.
- 19.5.4 One way that this could be done is through the Council website where the most up to date versions of each chapter can be made available. If people wish to access a previous version, these could be accessed through an archive.
- 19.5.5 A 'log' of updated changes made to the data could be devised which would be ongoing. This could be displayed as a document on the website and would detail:
- The section that has been changed;
 - The date it was updated;
 - A brief note of the change(s) made;
 - A note of any other sections affected.

19.6 Plans to Fully Revise the Stevenage SHMA

- 19.6.1 Strategic Housing Market Assessments provide a robust basis for developing housing and planning policies by considering current and future need and demand over a period of around 20 years. As a result partnerships should not need to undertake a full comprehensive assessment more frequently than every five years.
- 19.6.2 The next full Stevenage SHMA will be due in 2017 / 2018.

19.7 Market Triggers

- 19.7.1 During the course of updating the SHMA and accessing revised data, Housing partnerships should work together to review the data. From this an assessment can be made of how radically new data or changes in the housing market affect the assessment and can also suggest whether the new information trigger a re-assessment of the SHMA is needed earlier than 2017.
- 19.7.2 Possible triggers for a revised assessment are:
- Re-weighting utilising the 2011 Census data when fully published;
 - A significant local economic change, e.g. downturn or upturn in the market;
 - Significant stock delivery changes;
 - Major house price change;
 - Change in Government