

Housing Needs Survey Implications

Housing Need Calculations based on the Joint Housing Need Survey

The study area as a whole

1) The study area was Derbyshire and High Peak Districts (both within and without the National Park)

2) Table 8.3 shows that in order to fully remove the **backlog** of unmet need for affordable housing in the study area some 431 houses per year need to be provided for a period of 5 years. The rate of provision was assumed by the research consultant as being reasonable but will in reality depend on resources in both the public and private sector.

*Extract from Table 8.3 of the Joint Housing Needs Survey (base date = April / May 2006):
Summary of Backlog Housing Need*

5	Total Backlog need	2,157	
6	Times quota to progressively reduce backlog Policy judgement 20%		
7	Equals annual need to reduce backlog	431.4	

3) Table 8.4 indicates that the **newly arising** need during that 5 year period would be for 160 homes per year (row 13 – line 17) or an additional 800 homes in total.

*Extract from Table 8.4 of the Joint Housing Needs Survey (base date = April / May 2006):
Summary of Newly Arising Annual Need and Supply*

13	Equals newly arising need		741.69
17	Equals affordable supply		582.25
	Row 13 - row 17		159.44
	Row 13 – row 17 x 5		797.2

4) Therefore **backlog plus newly arising** need across the study area could be fully met by providing 2957 affordable houses or **591 per year over 5 yrs.**

OR

5) By holding the backlog figure steady and varying the period over which this and newly arising need (the latter applied at the same rate for a longer period) the provision over alternative periods can be calculated, allowing more time during which to meet the backlog:

= 3757 over 10 yrs = 376 per yr

= 4557 over 15 yrs = 304 per yr

= 5357 over 20 yrs = 268 per yr

6) The HNS suggests (table 8.6a) that annual newly arising need within the National Park (in contrast to the rest of the study area) is less than the expected ongoing supply of suitable homes from re-lets and transfers. Nevertheless, a proportion of the total newly arising need has been left in the calculation below (paragraph 8). This point needs to be explored more carefully with the Housing Authorities before the Local Development Framework is finalised.

The National Park

7) It is now necessary to translate these findings into figures for the National Park as a whole and then take account of the residential qualification that has been used for many years in order to help ensure the exceptional circumstances that might justify the construction of a new house in this protected landscape.

8) Table 8.6b of the Joint Survey shows that 87.3% of the estimated shortfall over the next 5 years falls outside the National Park: 53.6% in High Peak Borough and 33.7% in Derbyshire Dales. The remaining 12.7% is in those parts of the Peak District National Park within these two authorities. Applying this ratio, a table can be produced to show the number of affordable homes that would be needed to fully meet both backlog and newly arising need within the National Park over alternative periods of time. Because comparable information is not available for other parts of the National Park, an assumption about the need arising there has been made on a pro rata population basis (where High Peak and Derbyshire Dales Districts account for 83% of the whole).

9) Once the backlog has been met, newly arising need has been assumed to continue at the current rate in order to make a reasonable estimate on the basis of the information available.

Housing Need in the National Park

Period taken to meet need fully	Houses: Total and per yr in 2 Districts	Houses: Total and per yr in National Park part of 2 Districts	Houses :Total and per yr in whole Park using simple pop'n ratio
5 yrs to 2011	2957 or 591 / yr	376 or 75 / yr	453 or 91 / yr
10 yrs to 2016	3757 or 376 / yr	477 or 48 / yr	575 or 58 / yr
15 yrs to 2021	4557 or 304 / yr	579 or 39 / yr	698 or 47/ yr
20 yrs to 2026	5357 or 268 / yr	680 or 34 / yr	819 or 41 / yr
Thereafter newly arising need is may need to be accounted for, but HNS tables 8.6a and 8.6b indicate that in the National Park this may well be able to be accommodated in the rate of turnover in lettings. This will need to be carefully monitored.			

Taking account of the 10 (out of 20) yr residency rule for the National Park.

10) Some 58% of people in household need had lived for at least 10 of the last 20 years in the National Park parish in which they were surveyed by the HNS. The survey did not ask whether anyone outside the National Park had previously lived within it for 10 of the last 20 years, or whether National Park residents had lived in more than one parish within the Park during that period. In addition, those people surveyed who had lived within the National Park for less than 10 years, would (if they stayed in the same location) qualify under the 10 yr residency rule before the end of the plan period. Meeting this expressed need would therefore become a

phasing issue rather than one of total numbers (depressed in the earlier years). For simplicity it is not proposed to adjust figures to take this survey finding into account.

11) For newly arising need, the situation is different. In this case, the residency rule has the effect of reducing total need over the plan period of 15 to 20 years because newly forming need in year 11 onwards is not recognised as justifying a response in development terms until 21 years or more from the plan start date – IE: beyond the plan projection horizon. The Housing Need tables for the National Park (final column of table above) would therefore be adjusted as follows:

To deal completely with backlog (using HNS base date of 2006) and newly arising need	Houses :Total and per yr in whole Park based on “unfiltered” HNS survey	Houses :Total and per yr in whole Park “filtered” using 10 year residency rule
over		
5 yrs to 2011	453 or 91 / yr	453 or 91 / yr
10 yrs to 2016	575 or 58 / yr	575 or 58 / yr
15 yrs to 2021	698 or 47 / yr	575 or 38 / yr
20 yrs to 2026	819 or 41 / yr	575 or 29 / yr