

**CAMBRIDGE SUB-REGION STRATEGIC HOUSING MARKET ASSESSMENT
(Report by Head of Housing and Planning Services)**

1. PURPOSE OF THE REPORT

- 1.1 To inform Members of the Strategic Housing Market Assessments (SHMA) and their implications for Huntingdonshire District

2. BACKGROUND TO THE SHMA

- 2.1 Sub-regional Strategic Housing Market Assessments are now carried out as required by Government (Planning Policy Statement 3). Their purpose is to set out the evidence of need and demand for market and affordable housing. They will replace local Housing Needs Assessments as they relate to affordable housing and provide evidence as to the likely profile of household types requiring market housing. Guidance was published by The Communities and Local Government department in March and August 2007 on how they should be carried out.
- 2.2 Cambridge Sub-Regional Housing Board, a partnership of chief housing officers commissioned Cambridge County Council Research Group to carry out the SHMA to which all local authorities contributed. Officers from HDC Housing and Planning Departments have been part of the Project Team steering the SHMA project.
- 2.3 The SHMA is an in-depth analysis of the housing markets across the Cambridge sub-region which includes the five Cambridgeshire and two Suffolk authorities.
- 2.4 The majority of Huntingdonshire falls within the Cambridge Sub-region, however the three wards of Stilton, Yaxley & Farcet and Elton & Folksworth in the north of the district fall into Peterborough Sub-region.
- 2.5 The SHMAs will be used to inform future housing strategies as well as individual housing developments within the sub-region, and will provide a clear and robust understanding of housing markets and how we can respond to them.
- 2.6 The advantage of the model adopted by Cambridge sub-regional authorities is the ability for the evidence base to grow and be added to in future years. The initial SHMA was published on 11th April but a programme of work has already been agreed to explore additional areas, for example: the need for supported housing, and more research into the mix of market housing to meet demand .

3. IMPLICATIONS FOR HUNTINGDONSHIRE

- 3.1 The following is an extract from the SHMA showing the need for affordable housing in Huntingdonshire.

- 3.2 **Rented Housing** There are currently 1,617 households on the social rented housing needs register. To clear this backlog over 5 five years would require an additional 323 rented homes in Huntingdonshire.
- 3.3 For Huntingdonshire, the County Council Research Groups (CCRG) population model projects some 1,040 new households per year; 720 through natural growth and 320 due to people migrating in to the district.
- 3.4 Chapter 21, *Affordability in the current market*, identifies 24% of current residents being unable to afford private rented housing, who we would identify as potentially needing affordable housing. This equates to 250 households per year.
- 3.5 These two groups (those on the register and those we anticipate moving to Huntingdonshire who cannot afford private rents) total 573 households.
- 3.6 **Intermediate housing** There are currently 132 households on the Key Homes East register for intermediate tenures. To clear this backlog over 5 five years would require an additional 26 intermediate homes in Huntingdonshire per annum.
- 3.7 Again, using Chapter 21, *Affordability in the current market*, the CCRG population model projection of 1,040 new households can be multiplied by 18%, which has been identified as the prime market for intermediate tenure homes. This equates to 187 households. Overall, this totals 213 households per year for intermediate tenures.
- 3.8 **Overall tenure split:** The need for rented and intermediate tenures is balanced 573 to 213, or 73% to 27%.
- 3.9 At March 2008 updated information from KHE was added to the formula (see Table 3 at end of this chapter) and the overall tenure split re-calculated. For Huntingdonshire, the split changed to 71% to 29%. This is consistent with the Council's adopted Supplementary Planning Document on Affordable Housing Contributions and will support the inclusion of this tenure split in an appropriate policy in the emerging Core Strategy.
- 3.10 The Peterborough Sub-region SHMA provides similar results for HDC although it acknowledges the housing market in Huntingdonshire is influenced to a greater extent by the Cambridge area.

4. CONCLUSIONS

- 4.1 The SHMAs provide a robust and clear evidence base with which to inform housing and planning policy into the future. They have also indicated where additional work needs to be undertaken to provide additional evidence particularly for the development plan process .
- 4.2 The SHMAs form an important part of the evidence base for the documents within the Local Development Framework, particularly the Core Strategy, Development Control Policies DPD and the future review of the SPD on Affordable Housing Contributions.
- 4.3 They confirm the position set out in the Council's Housing Needs Assessments that there is a significant need in the District for Affordable Housing, particularly social rented housing.

- 4.4 A summary of the full Cambridge Sub-region SHMA is attached at Appendix 1
- 4.5 Extracts relating to Huntingdonshire are attached at Appendix 2.

5. RECOMMENDATION

It is recommended that Members:

Note this report.

BACKGROUND INFORMATION

- CLG Guidance on carrying out Strategic Housing Market Assessments
- Cambridge Sub-Regional Strategic Housing Market Assessment
- Peterborough Sub-Regional Strategic Housing Market Assessment

Contact Officer: Steve Plant, Head of Housing Services



01480 388203