



South Staffordshire Council

South Staffordshire Housing Market
Assessment Partial Update

Final Report



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HDH Planning & Development Ltd

Clapham Woods Farm
Keasden, Nr. Clapham
Lancaster. LA2 8ET
info@hdhplanning.co.uk
015242 51831 / 07989 975 977
Registered in England
Company Number 08555548

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1. Scope

- 1.1 A Strategic Housing Market Assessment (SHMA) for South Staffordshire District Council was published in October 2022. The Council is carrying out a comprehensive Local Plan and carried out a Publication Plan (Regulation 19) consultation in November 2022. Following proposed changes to the NPPF the Council made the decision to pause the Local Plan, given significant proposed changes around Green Belt policy. In July 2023 work on the Local Plan was restarted and a further Regulation 19 consultation is planned in Spring 2024. The Local Plan is now anticipated to run until 2041 and the evidence needed to inform this plan must also run to 2041. The previous SHMA only modelled the future housing required through to 2040, this update will, therefore produce refreshed outputs that extend to 2041. The update will also account for the latest data on the population and household composition in South Staffordshire indicated in the most recent 2021 Census data releases.
- 1.2 This report however only includes the sections of the report which require updating:
- a. Chapter 4 which sets out the overall housing need
 - b. Chapter 5 which sets out the long-term balancing housing market model;
 - c. Sections of Chapter 7 which disaggregate the local housing need outputs to profile the future housing requirement of specific groups. In the context of updating the previous SHMA this is older persons' households and families with children.
 - d. Certain sections of Chapter 8 which document the policy implications of the model.
- 1.3 In all other respects the original Strategic Housing Market Assessment report contains the most up to date information on the housing market area and remains a suitable and robust piece of evidence to inform the plan even after the publication of the new National Planning Policy Framework and Planning Practice Guidance. This includes Chapter 6 of the report which sets out the affordable housing need.
- 1.4 To enable easy comparison with the previous complete SHMA report, the table numbering has remained the same and the changes to the commentary have been minimised.



4. Overall housing need

- 4.1 The NPPF indicates that planning authorities should use the Standard Method to establish the overall need for housing. The Standard Method was introduced in 2018 to allow a simple and transparent assessment of the minimum number of homes needed in an area. The current Standard Method was published within the PPG on 16th December 2020. The current Standard Method calculation retains most of the features of the previous iteration to retain stability in the plan-making process, however greater emphasis has been placed on delivering houses in the largest urban areas with the addition of a further step in the calculation that affects the 20 largest cities in England. The approach is still based on a standardised calculation using publicly available data.
- 4.2 This chapter will describe the steps involved in the revised Standard Method, following the approach described in the revised PPG¹. It is expected that the authority will follow the Standard Method to determine the minimum annual local housing need figure. The latest approach will be followed to calculate the housing need figure for South Staffordshire. The PPG makes it clear that, whilst it is not mandatory, any deviation from the Standard Method should only be pursued in exceptional circumstances. However, this does not mean that the Council cannot decide to pursue a figure higher than that indicated by the Standard Method, Paragraph 10 of the PPG² states: *‘The standard method for assessing local housing need provides a minimum starting point in determining the number of homes needed in an area. It does not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour. Therefore, there will be circumstances where it is appropriate to consider whether actual housing need is higher than the standard method indicates.’* This chapter sets out the policy-off calculation of the Standard Method figure.

Step 1 – Setting the baseline

- 4.3 The baseline is set using the 2014-based household projections in England³. The PPG indicates that *‘Using these projections, calculate the projected average annual household growth over a 10-year period (this should be 10 consecutive years, with the current year being used as the starting point from which to calculate growth over that period).’* The table below sets out the results of Step 1 of the Standard Method. The baseline figure in the South Staffordshire for the current year of 2024 is therefore 173.

¹ All the steps are described in paragraph 004 (Reference ID: 2a-004-20201216).

² Reference ID: 2a-010-20201216.

³ <https://www.gov.uk/government/collections/household-projections>. Paragraph 005 of the PPG (Reference ID: 2a-005-20190220) states that the 2014-based projections are used (in preference to the more recently published 2016-based projections) as they are more suitable for meeting *‘the Government’s objective of significantly boosting the supply of homes.’*

Table 4.1 Calculating the baseline figure in South Staffordshire			
<i>Local authority area</i>	<i>Totals households in 2024</i>	<i>Totals households in 2034</i>	<i>Average annual household growth</i>
South Staffordshire	48,621	50,348	173

Source: 2014-based household projections, 2016

Step 2 – An adjustment to take account of affordability⁴

- 4.4 The average annual projected household growth figure produced in Step 1 should then be adjusted to reflect the affordability of the area using the most recent median workplace-based affordability ratios.³⁵ Paragraph 006 of the PPG³⁶ describes why an affordability ratio is applied, to account for any constrained household formation and to ensure that people aren't prevented from undertaking employment opportunities by the prohibitive cost of housing in the area near their proposed workplace.
- 4.5 The PPG is also absolute that the affordability adjustment also accounts for past under-delivery as described in Paragraph 011 of the PPG⁵, which states that *'the standard method identifies the minimum uplift that will be required and therefore it is not a requirement to specifically address under-delivery separately.'* Furthermore Paragraph 002 of the PPG⁶ makes it clear that following the Standard Method is sufficient to address any historic under-supply.
- 4.6 An affordability adjustment is only required where the ratio is higher than 4 and *'for each 1% the ratio is above 4 (with a ratio of 8 representing a 100% increase), the average household growth should be increased by a quarter of a percent.'* The full formula is detailed in the PPG:

$$Adjustment\ factor = \left(\frac{Local\ affordability\ ratio - 4}{4} \right) \times 0.25 + 1$$

- 4.7 The table below sets out the results of Step 2 of the Standard Method calculation for South Staffordshire. The baseline figure, adjusted to take account of the 2022 affordability ratios in the District, is 227.

⁴ Paragraph 006 of the PPG (Reference ID: 2a-006-20190220) describes why an affordability ratio is applied – principally to account for any constrained household formation and to ensure that people aren't prevented from undertaking employment opportunities by the prohibitive cost of housing in the area near their proposed workplace. The affordability adjustment also accounts for past under-delivery as described in Paragraph 011 of the PPG (Reference ID: 2a-011-20190220).

⁵ Reference ID: 2a-011-20190220

⁶ Reference ID: 2a-002-20190220



Table 4.2 Adjusting to take account of affordability				
<i>Local authority area</i>	<i>Current affordability ratio (a)</i>	<i>Adjustment factor (((a-4)/4)*0.25)+1</i>	<i>Baseline figure</i>	<i>Baseline figure adjusted for affordability</i>
South Staffordshire	9.00	1.3125	173	227

Source: Ratio of median house price to median gross annual workplace-based earnings by local authority 2022

Step 3 – Capping the level of any increase

4.8 As the PPG describes:

A cap is then applied which limits the increases an individual local authority can face. How this is calculated depends on the current status of relevant strategic policies for housing. Where these policies were adopted within the last 5 years (at the point of making the calculation), the local housing need figure is capped at 40% above the average annual housing requirement figure set out in the existing policies.⁷ Alternatively 'where the relevant strategic policies for housing were adopted more than 5 years ago..., the local housing need figure is capped at 40% above whichever is the higher of:

- a. the projected household growth for the area over the 10-year period identified in step 1; or*
- b. the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).*

4.9 In South Staffordshire, the most recent planning document is the Council's 2012 Core Strategy. This is over five years old, so the second of the two approaches described by the PPG is applied.

4.10 The first potential cap is based on a 40% increase of the annual household growth identified in Step 1. This cap is therefore 242 in South Staffordshire (173 x 1.4). The second potential cap is based on a 40% increase to the annual housing requirement set out in the 2012 Core Strategy. This document stated an aim to build at least 3,850 dwellings in the District over 22 years, an annual total of 175. This second cap is therefore 245 in South Staffordshire (175 x 1.4).

4.11 The second of the two caps is higher and represents the upper boundary for any increase, however the annual local housing need figure of 227 per year in South Staffordshire is within this cap and therefore the cap does not need to be applied.

⁷ 'This also applies where the relevant strategic policies have been reviewed by the authority within the 5-year period and found to not require updating.'

Step 4 – Cities and urban centres uplift

- 4.12 This is the step that has been introduced within the December 2020 modifications to the calculation. The PPG states that, after the housing need figure has been adjusted as a consequence of the cap, *‘a 35% uplift is then applied for those urban local authorities in the top 20 cities and urban centres list.’* The PPG advises that the list of the top 20 cities and urban centres in England is identified by ranking the ONS’s list of Major Towns and Cities by population size based on the most recent mid-year population estimates.
- 4.13 The boundaries of the urban areas created by the ONS’s method for identifying the major towns and cities in England are not conterminous with local authority boundaries, with urban areas often spread over several local authorities. The PPG therefore clarifies that it is only the 20 authorities which contain the largest proportion of the city or urban centre’s population in which the 35% uplift is applied – any other local authority in which the urban area is partly situated is not required to apply the uplift⁸. The PPG finally lists the twenty largest cities and urban centres, as at December 2020, as London, Birmingham, Liverpool, Bristol, Manchester, Sheffield, Leeds, Leicester, Coventry, Bradford, Nottingham, Kingston upon Hull, Newcastle upon Tyne, Stoke-on-Trent, Southampton, Plymouth, Derby, Reading, Wolverhampton, and Brighton and Hove.
- 4.14 Wolverhampton features on the list (the 19th largest urban area) and whilst the city boundary identified by the ONS is partly within South Staffordshire, the overwhelming majority of the city is located in the Borough of Wolverhampton and the 35% uplift figure should therefore only be applied there and no adjustment is required to the figure for South Staffordshire.

Overall level of housing need

- 4.15 The final housing need in South Staffordshire, as assessed using the revised Standard Method in 2022, is **227** dwellings per year. Paragraph 008 of the PPG⁹ notes that whilst *‘the standard method may change as the inputs are variable..., local housing need calculated using the standard method may be relied upon for a period of 2 years from the time that a plan is submitted to the Planning Inspectorate for examination.’* As noted in Paragraph 012 of the PPG¹⁰, this approach provides an annual figure which can be applied to a whole plan-period. The NPPF requires strategic plans to identify a supply of sites for 15 years and therefore the Local Plan for South Staffordshire is intended to run from 2023 to 2041 (18-years in total). The The modelling of the Local Housing Need will therefore be presented up to 2041 to facilitate this.

⁸ In London the uplift applies to all the authorities that comprise Greater London.

⁹ Reference ID: 2a-008-20190220

¹⁰ Reference ID: 2a-012-20190220

Addressing housing need from outside South Staffordshire

- 4.16 The Council is intending to help meet the unmet housing need arising in the Greater Birmingham Housing Market Area and is preparing to provide 640 new homes over the plan period to do this. This is in addition to the 4,086 homes that are modelled to be delivered in the district between 2023 and 2041 (227*18). It is therefore planned that a total of 4,726 new dwellings will be delivered in South Staffordshire over this 18-year period.
- 4.17 As the PPG notes, *'the standard method for assessing housing need ... does not break down the [overall figure] into the housing need of individual groups'*¹¹. Chapter 5 of this report presents the disaggregation of this local housing need figure into the overall sizes, types and tenures of homes required.

¹¹ Reference ID: 67-001-20190722



5. Type and tenure of future housing needed

Introduction

- 5.1 The requirement within paragraph 61 of the NPPF to disaggregate the local housing need figure to ‘*assess the size, type and tenure of housing needed for different groups in the community*’ is reiterated in Paragraph 17 of the PPG. This chapter describes the long-term balancing housing markets (LTBHM) model which determines the future demand for housing by size and tenure based on the profile of the population derived within the local housing need calculation (set out in Chapter 4).
- 5.2 There are two stages to this process, the first is to disaggregate the local housing need as derived in Chapter 4 alongside the need arising from the Greater Birmingham Housing Market Area to be met within South Staffordshire, to produce a population profile for the District at the end of the modelling period in 2041. The second process uses secondary data to model the future demand for housing arising from this future population and compare it to the current housing stock so that a profile of new accommodation required can be determined.
- 5.3 The demand modelling is described in more detail subsequently, however this chapter initially presents the process for disaggregating the future local population (from both the local housing need and the unmet need from the Greater Birmingham Housing Market Area). The change in the household composition indicated within these projections drives the size and tenure demand profiles generated by the model.

Disaggregating the local housing need

- 5.4 In South Staffordshire, the Standard Method local housing need of 227 will require the construction of notably more homes than is implied by the official projections as the affordability adjustment made in the Standard Method calculation lifts the housing need above the growth identified in the 2014-based household projections (as described in Chapter 4). If these 227 homes are built, the population will be larger than projected. It is necessary to determine the profile of this additional population and disaggregate the total local housing need, using the NMSS model, so that appropriate accommodation can be provided for the whole population of South Staffordshire in 2041.

5.5 The model takes as its starting point the 2018-based population projections¹² re-based to account for the population and household profile in South Staffordshire recorded in 2021 by the Census. The trend period embedded in the 2018 projections has also been adjusted to reflect what the inter-Census period indicates about how the age profile in the District has changed over the decade alongside an adjustment of future household headship rates to account for what the Census indicates the trend has been. These projections are then adjusted to make them align with the local housing need figures in South Staffordshire using the following assumptions:

- The Standard Method makes it clear that the uplift in housing it is trying to achieve is partly to reverse the falling level of household formation that have been recorded amongst younger people. The first step is therefore to progressively increase the household formation for all age groups under 45 until it reaches the rate recorded in 2001. This group is prioritised ahead of an increase in in-migrants moving into the District in response to guidance in the PPG and as detailed in Chapter 4, because the 2018-based population projections for the District have a built-in presumption of a low level of household formation in younger age groups.
- The age and gender profile of this adjusted population (increased household formation and increased in-migrants) will be aged-on and have the same propensity to have children, move away from the area and die as other residents in South Staffordshire of the same gender and age. In this way it will be possible to estimate how the additional population (above that suggested by the latest population projections) is likely to develop over time.

Disaggregating the unmet need from the Greater Birmingham Housing Market Area

5.6 As discussed in Chapter 4, over the Local Plan-period, South Staffordshire Council intends to provide 640 homes that form part of the unmet need from the Greater Birmingham Housing Market Area. As with the local housing need, to determine the profile of this additional population, the NMSS model is used. It is assumed that these additional homes being built to address unmet need from the Greater Birmingham Housing Market Area, will be filled by people moving out of this conurbation.

¹² The 2018-based population projections are used as a basis as these are the most recent and benefit from the ONS's latest methodology and their most recent data and assumptions on key factors such as fertility and mortality rates and migration flows. MHCLG have chosen to revert to the 2014-based projections for the Standard Method simply because they happen to produce a national housing need total that is closer to their objective of building 300,000 homes a year, not because they have doubts about the ONS's methodology in the latest projections. In accordance with the PPG we have used the 2014-based projections to determine the local housing need, we are using the 2018-based projections to disaggregate this figure in terms of age and gender profile.

5.7 The age and gender profile of these modelled in-migrants will be same as those who are projected to move out of these authority areas according to the 2018-based population projections. The in-migrating residents will be aged-on and have the same propensity to have children, move away from the area and die as other residents of the District of the same gender and age. In this way it will be possible to estimate how the additional population is likely to develop over time.

Total future population in South Staffs

5.8 These two sources of the future population in South Staffordshire are combined to produce a profile of the projected future population in the District at the end of the modelling period. The table below sets out the age profile of the population in South Staffordshire in 2041 according to these population projections in comparison to the age profile of the District at the start of the plan-period (2023). The table suggests that those aged 75 or over are going to constitute a greater section of the population by the end of the modelling period – those aged 75 or over will rise from 14,751 in 2023 to 20,080 in 2041, an increase of 36.1%. Whilst those aged 60 and over will account for over a third of all people in South Staffordshire in 2041, over a quarter of people in the District at the end of the modelling period will be aged under 30.

Table 5.1 Age of projected population in South Staffordshire in 2041 compared with current age profile				
<i>Age</i>	<i>2023 Population</i>	<i>2023 Percentage</i>	<i>2041 Population</i>	<i>2041 Percentage</i>
0-14	17,098	15.4%	16,135	13.7%
15-29	15,064	13.6%	15,472	13.2%
30-44	19,201	17.3%	19,470	16.6%
45-59	22,788	20.5%	23,563	20.0%
60-75	22,147	19.9%	22,851	19.4%
75+	14,751	13.3%	20,080	17.1%
Total	111,049	100.0%	117,571	100.0%

Broad economic consequences of the projected growth

5.9 The projections identify that the working age population (those aged between 18 and 64) in South Staffordshire will increase by 1,012 people between 2023 and 2041, which represents growth of 1.5%. The Economic Development Needs Assessment (EDNA) undertaken for South Staffordshire indicated that the District has a very low level of self-containment and high gross commuting flows as a proportion of the workforce total, and thus a very high commuting ratio. South Staffordshire is within a Functional Economic Market Area with the four Black Country areas and so significant cross-boundary flows are to be expected.

5.10 The additional working age people projected to be resident in South Staffordshire are not necessarily likely to work in the District (based on current trends). The fact that additional housing does not have a good correlation with employment within the District means that providing further additional housing to try and achieve a balance with jobs would be inappropriate and would likely perpetuate the unsustainable current commuting patterns.

Household profile

5.11 This population projection is then converted into a household projection by:

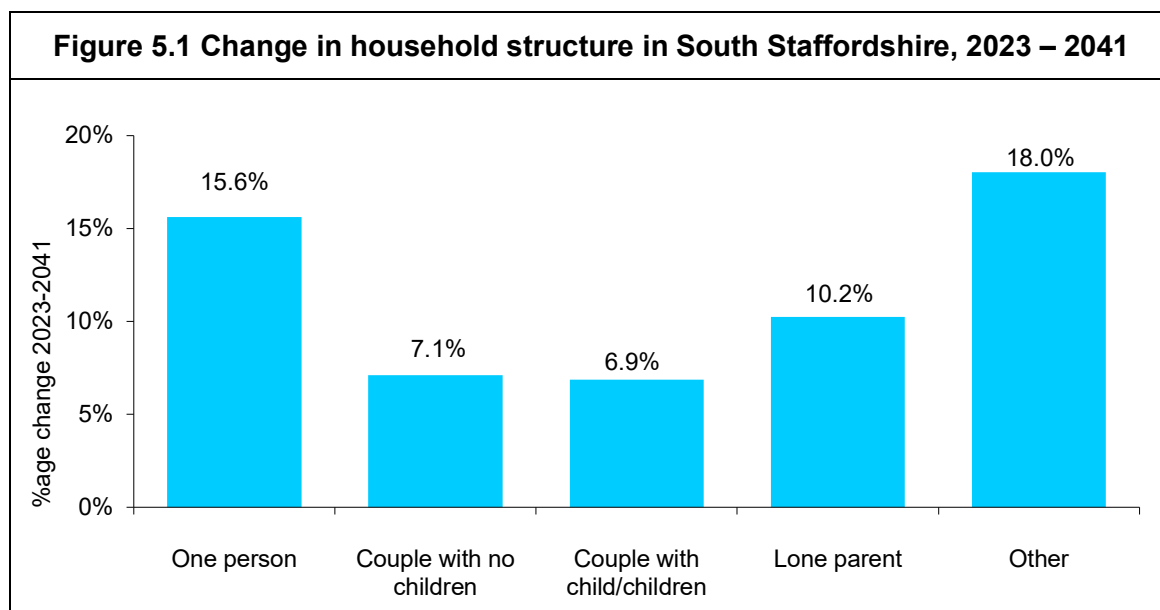
- Removing from the population projection an estimate of those living in communal establishments such as old people’s homes. This is done using the same assumptions as in the official projections with an adjustment to account for the latest data on the communal housing occupation rates of different age and gender groups as published in the 2021 Census. The resulting population is known as the household population.
- Household formation rates are then applied to the household population to produce a household projection. The household formation rates are taken from the official 2018-based household projections with an adjustment for the Census data. A further adjustment is applied to return household formation rates to 2001 levels amongst younger age groups as described earlier in the chapter.

5.12 The table below sets out the number of households that will be resident in South Staffordshire in 2041 disaggregated by broad household type according to these projections. The 2023 household profile is also presented as a reference point, as 2023 is the base date for this model.

Table 5.2 Projected household population in South Staffordshire in 2041 by household type				
<i>Household type</i>	<i>2023 Number</i>	<i>2023 Percentage</i>	<i>2041 Number</i>	<i>2041 Percentage</i>
One person	12,967	27.9%	14,994	29.3%
Couple with no children	15,276	32.9%	16,360	31.9%
Couple with child/children	12,278	26.4%	13,122	25.6%
Lone parent	3,930	8.5%	4,332	8.5%
Other*	2,041	4.4%	2,408	4.7%
Total	46,491	100.0%	51,217	100.0%

*Other households include multi-generational households, student households, households of unrelated people sharing accommodation as well as other groups.

5.13 The figure below indicates the change in these household types that will occur between 2023 and 2041 in South Staffordshire. The figure indicates that the largest relative growth will be in ‘other’, albeit from a small base. The largest absolute growth will be in one person households.



Methodology of the demand model

- 5.14 The demand model uses secondary data to determine the future demand for housing by size and tenure as derived from the profile of households resident in the area at the end of the modelling period in 2041. It is based on both a detailed understanding of the current stock of housing in the District, and also the occupation patterns of households in South Staffordshire and how they are changing. It is driven by the changes projected to the composition of the population over the 18-year period, as set out above.
- 5.15 The Census provides information on the size (in terms of bedrooms) and tenure of accommodation in South Staffordshire in 2021. This has been adjusted to reflect the changes since 2021 to provide an accommodation profile in 2023.
- 5.16 The 2021 Census also provides detail on the occupational patterns of different household groups in South Staffordshire, which means that the profile of housing occupied by each household type can be determined. Rather than assuming the current usage patterns for each household type will apply to the future population of that household group, the model assesses the current trends in occupation patterns (recorded by the change in the tenure profile of each household type between the 2011 and 2021 Census in South Staffordshire, with the changes in the size of accommodation occupied within each tenure also accounted for), and models their continuation through to 2041. This approach is in line with the PPG.

- 5.17 A further adjustment is made to counter the existence of overcrowding, which the PPG indicates should be addressed. Households currently overcrowded will therefore be housed in adequately sized accommodation within the model¹³. This means that the future housing stock will better reflect the requirements of the future population in the area.
- 5.18 This profile of suitable accommodation for each household type is applied to the size of the household group in 18 years' time. The accommodation profile required in 2041 is then compared to the current accommodation profile and the nature of additional housing required is derived. It should be noted that the model works by matching dwellings to households, so the figures are based on the change in number of households identified within the housing need calculations.

Tenure of housing required

- 5.19 The tables below show the projected tenure profile in South Staffordshire at the end of the modelling period. The profile in 2023 is also set out for context. The data shows that, in 2041, the housing stock across South Staffordshire should comprise 72.9% owner-occupied accommodation, 10.9% private rented homes, 1.7% Shared Ownership properties and 14.5% Social Rented/Affordable Rented housing.

Table 5.3 Current tenure and tenure profile projected in South Staffordshire in 2041				
<i>Tenure</i>	<i>Base tenure (2023)</i>		<i>Projected tenure (2041)</i>	
	<i>Number</i>	<i>Percentage</i>	<i>Number</i>	<i>Percentage</i>
Owner-occupied	34,309	73.8%	37,344	72.9%
Private rented	4,948	10.6%	5,564	10.9%
Shared Ownership	531	1.1%	869	1.7%
Social Rent/Affordable Rent	6,703	14.4%	7,440	14.5%
Total	46,491	100.0%	51,217	100.0%

¹³ Using the example of a lone parent household residing in a two bedroom property but requiring a three bedroom home, the modelled accommodation profile for this household group would assign this household a three bedroom property rather than a two bedroom dwelling. This means that it is anticipated that for equivalent households in the future, none would be expected to live in an overcrowded home.

- 5.20 The table below shows the tenure profile required by households resident in South Staffordshire in 2041, in comparison to the tenure profile recorded in the District at the start of the plan-period. The difference between these two distributions is the change required to the housing stock over this period. The results show that 64.2% of new housing in South Staffordshire should be owner-occupied, 13.0% private rented, 7.2% should be Shared Ownership and 15.6% Social Rent/Affordable Rent.

Table 5.4 Tenure of new accommodation required in South Staffordshire over the 18-year modelling period				
<i>Tenure</i>	<i>Base tenure profile (2023)</i>	<i>Tenure profile 2041</i>	<i>Change required</i>	<i>% of change required</i>
Owner-occupied	34,309	37,344	3,035	64.2%
Private rent	4,948	5,564	616	13.0%
Shared Ownership	531	869	338	7.2%
Social Rent/Affordable Rent	6,703	7,440	737	15.6%
Total	46,491	51,217	4,726	100.0%

First Homes

- 5.21 First Homes are an intermediate product that have been introduced specifically to help potential first-time buyers access home ownership. It is clear from the cost profile of First Homes, set out in Chapter 3 of the full SHMA report, that their likely price-level will mean that they could be suitable for a notable number of households that would otherwise reside in the private rented sector. However, as it is a product that has only recently been introduced into the market, it cannot be modelled using the same trend data as is utilised for the rest of the LTBHM model.
- 5.22 The potential demand for this new product over the modelling period can be derived by making assumptions about the likelihood of different household groups within the private rented sector to try and acquire this form of housing, informed by an affordability analysis of the tenure and the length of time required to save a deposit. It is presumed that over the plan period the relative difference between new build and second-hand property prices reduces.
- 5.23 This approach identifies that, between 2023 and 2041, there would be a potential demand for 283 First Homes in South Staffordshire, which would represent 6.0% of all new housing over this period. These figures are therefore deducted from the total requirement for private rented accommodation (where the LTBHM model presumes they would otherwise be housed). The demand for 283 First Homes in South Staffordshire, identified using this process, should be treated as an indicative figure rather than an absolute target.

Size of housing required within each tenure

5.24 The tables below present the size of owner-occupied accommodation required in South Staffordshire in 18 years' time in comparison to the size profile recorded in the sector at the base date. The implied change to the housing stock is also presented. The data shows that some 32.1% of new owner-occupied housing in South Staffordshire should be two-bedroom homes, with 26.4% being one bedroom units, 21.7% should be three bedroom accommodation and 19.8% should have four or more bedrooms.

Table 5.5 Size of new owner-occupied accommodation required in South Staffordshire over the next 18 years				
<i>Size of home</i>	<i>Base size profile (2023)</i>	<i>Size profile 2041</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	626	1,428	802	26.4%
Two bedroom	5,954	6,929	975	32.1%
Three bedroom	15,876	16,534	658	21.7%
Four or more bedrooms	11,853	12,453	600	19.8%
Total	34,309	37,344	3,035	100.0%

5.25 This analysis can be repeated for private rented housing and is presented in the table below. The data indicates that, of the 616 private rented homes required within South Staffordshire, 29.7% should be two-bedroom properties and a further 24.0% should have one bedroom. Some 22.7% should be homes with four or more bedrooms and 23.6% should be three-bedroom accommodation.

Table 5.6 Size of new private rented accommodation required in South Staffordshire over the next 18 years				
<i>Size of home</i>	<i>Base size profile (2023)</i>	<i>Size profile 2041</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	516	664	148	24.0%
Two bedroom	1,918	2,101	183	29.7%
Three bedroom	2,015	2,160	145	23.6%
Four or more bedrooms	499	639	140	22.7%
Total	4,948	5,564	616	100.0%

5.26 The table below sets out the equivalent analysis for Shared Ownership housing. The data indicates that of the 338 Shared Ownership dwellings required within South Staffordshire, 33.7% should be two-bedroom properties with a further 26.3% three bedroom accommodation. Some 25.0% should have one bedroom and 15.0% should have four or more bedrooms.

Table 5.7 Size of new Shared Ownership accommodation required in South Staffordshire over the next 18 years				
<i>Size of home</i>	<i>Base size profile (2023)</i>	<i>Size profile 2041</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	115	199	84	25.0%
Two bedroom	171	285	114	33.7%
Three bedroom	187	276	89	26.3%
Four or more bedrooms	58	109	51	15.0%
Total	531	869	338	100.0%

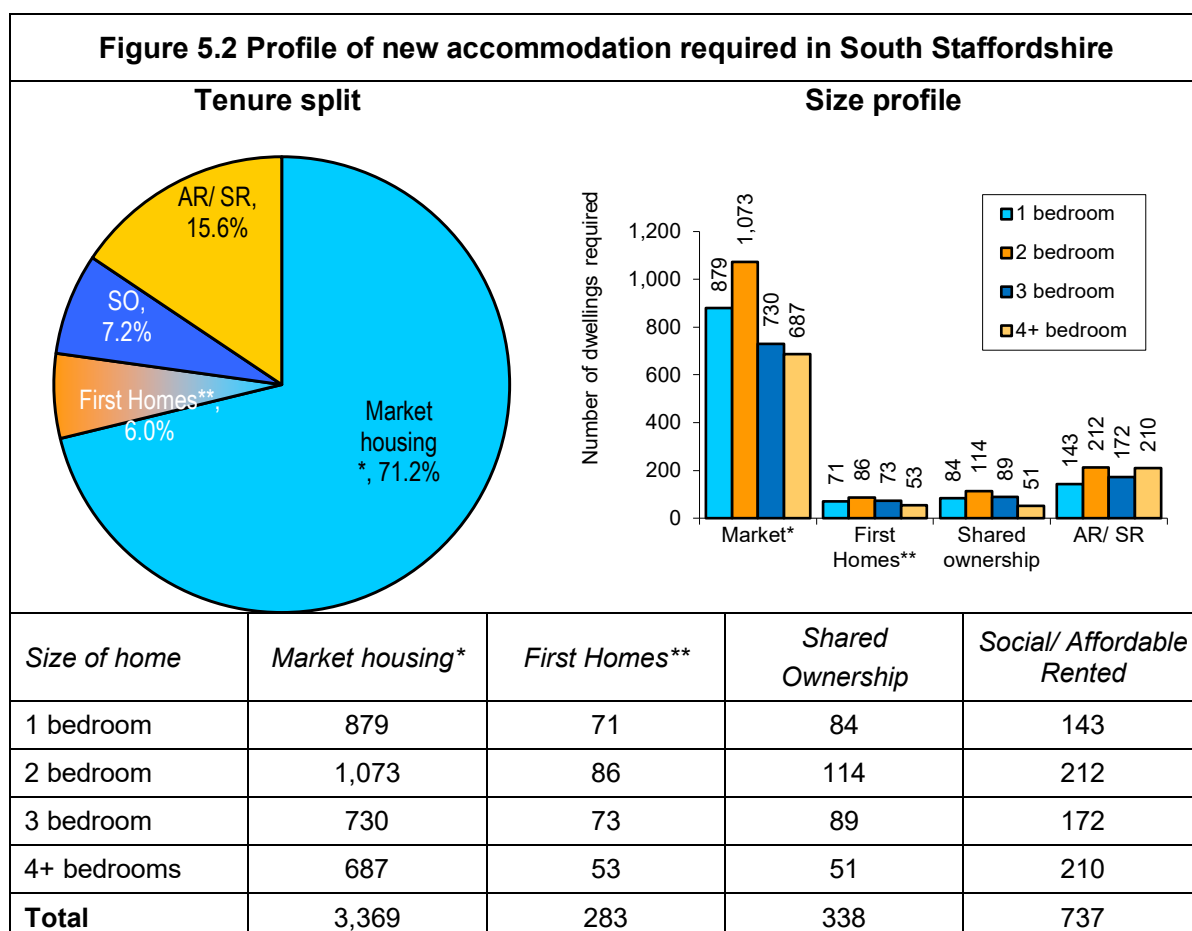
5.27 The table below shows the size of accommodation required in the Affordable Rented/Social Rented sector. The table shows that, of the 737 additional Affordable Rented units required within South Staffordshire over the 18-year modelling period, 28.8% should have two bedrooms, 23.4% three bedrooms, 28.5% four or more bedrooms and 19.4% one bedroom. It should be noted that this is the net requirement for new Affordable Rented/Social Rented homes over the modelling period. If there is loss of affordable stock through Right-to-Buy, this will also need to be replaced.

Table 5.8 Size of new Social Rent/Affordable Rent required in South Staffordshire over the next 18 years				
<i>Size of home</i>	<i>Base size profile (2023)</i>	<i>Size profile 2041</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	1,581	1,724	143	19.4%
Two bedroom	3,154	3,367	212	28.8%
Three bedroom	1,866	2,039	172	23.4%
Four or more bedrooms	101	310	210	28.5%
Total	6,703	7,440	737	100.0%

5.28 The table below shows the size of First Homes that would be required to house some households that would otherwise reside in the private rented sector. The residual private rented requirement, once the potential demand from households for this alternative product has been deducted, is also set out in the table. The model indicates that in South Staffordshire, 30.3% of the First Homes should have two bedrooms, 25.2% one bedroom, 25.7% three bedrooms and 18.8% four or more bedrooms.

Size of home	First Homes		Residual private rented homes	
	Number required	Proportion required	Number required	Proportion required
One bedroom	71	25.2%	76	22.9%
Two bedroom	86	30.3%	98	29.3%
Three bedroom	73	25.7%	73	21.8%
Four or more bedrooms	53	18.8%	87	26.0%
Total	283	100.0%	334	100.0%

5.29 The figure and table below summarises the results for presented for each tenure individually above (with the two market tenures merged) and shows the profile of new housing required in South Staffordshire over the next 18 years.



*Market housing includes both owner-occupied and private rented **First Homes figures represent potential demand rather than a requirement. These figures represent the distribution of housing that should be delivered.

7. Requirements of specific groups

Introduction

- 7.1 Chapter 7 of the SHMA profiled the housing requirements of specific groups of the population. The key outputs of two of these groups, older persons households and family households, are derived principally from the LTBHM model. This chapter will present the new equivalent outputs from these two groups resulting from the updated LTBHM model as set out in chapter 5. The other groups are not reconsidered in this report.

Housing Needs of Older People

- 7.2 Paragraph: 001 of the PPG¹⁴ recognises that *‘the need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing... Offering older people, a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems.’* The NPPF provides the following definition of older people: *‘People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.’* The analysis of older people presented here will be focused on people aged 65 and over.

Current situation and projected growth

- 7.3 The disaggregated local housing need projections (set out in Chapter 5) indicate that the population aged 65 or over is going to increase notably in South Staffordshire over the modelling period; from 28,611 in 2023, to 35,884 in 2041, a rise of 25.4%. The projections also suggest that there will be an increase in the number of households headed by someone over 65 in South Staffordshire from 14,831 in 2023, to 20,645 in 2041, an increase of 39.2%. The projections indicate that the proportion of single older persons households in South Staffordshire will increase from 50.8% of all older person households in 2023, to 52.0% in 2041.

Future requirement

- 7.4 The results of the LTBHM model can be disaggregated into different household groups within the whole population. The table below shows the projected accommodation profile for older person households in South Staffordshire in 2041 arising from that model.

¹⁴ Reference ID: 63-001-20190626

Table 7.1 Type of accommodation projected for 'older person only' households in South Staffordshire in 2041*					
<i>Size of home</i>	<i>Owner occupied</i>	<i>Private rented</i>	<i>First Homes**</i>	<i>Shared Ownership</i>	<i>Social/ Affordable Rented</i>
1 bedroom	1,193	317	3	37	1,249
2 bedroom	5,959	623	2	22	1,347
3 bedroom	7,904	187	0	6	31
4+ bedrooms	1,705	49	0	0	10
Total	16,761	1,176	4	66	2,637

*This represents housing demand within the market sector and includes a notable amount of under-occupying within the owner-occupied tenure, reflecting that some older persons households choose to remain in their home rather than downsize to a smaller property. **Older persons households occupying First Homes at the end of the plan-period are households that will not be old when they purchase the home but will be classified as old by the end of the plan-period.

- 7.5 In line with the updated PPG that says '*offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems*' it will be necessary for the Council to consider how the requirements of these groups could be accommodated in the future. It is anticipated that the majority of older person households will reside in the general housing stock in South Staffordshire in 2041 (as they do now) so it is important that new housing is suitable for the widest range of groups.
- 7.6 There are a range of tools for achieving this, such as following the HAPPI¹⁵ design principles so housing may be suitable for older people (although these design features will appeal more widely across the population), adoption of the Building for Life¹⁶ Standards (these are broad design principles) and adopting the Accessible and Adaptable Standards¹⁷ of construction, as set out in the Building Regulations. The Council will need to determine which approach is most suitable for their requirements and this may vary for different sites in the District. It is worth noting that several stakeholders mentioned specific support for the Accessible Building Standards as defined in Building Regulations, as they are an established standard which provides clarity during the planning process.

¹⁵ <https://www.housinglin.org.uk/Topics/browse/Design-building/HAPPI/>

¹⁶ https://www.designcouncil.org.uk/sites/default/files/asset/document/Building%20for%20Life%2012_0.pdf

¹⁷ See paragraph 63-009-20190626 of the PPG and <https://www.gov.uk/guidance/housing-optional-technical-standards>.

Specialist accommodation

- 7.7 Given the dramatic growth in the older population, and the higher levels of disability and health problems amongst older people, there is likely to be an increased requirement for specialist housing options. As Paragraph 004 of the PPG¹⁸ notes *'the future need for specialist accommodation for older people broken down by tenure and type (e.g. sheltered housing, extra care) may need to be assessed'*. To assess this need we have used the approach advocated by the Housing Learning and Improvement Network's (Housing LIN) Strategic Housing for Older People (SHOP) tool, which is the model recommended within Paragraph 004 of the PPG. It should be noted that this tool is only driven by demographic changes and does not consider people's choices or aspirations as to what form of accommodation they would prefer.
- 7.8 According to the latest information provided by the Council the 2021 Census and the HCA's Statistical Data Return 2023, there are 807 units of Sheltered Housing for older people/retirement housing¹⁹ in South Staffordshire currently, alongside 304 Extracare units/supported living housing²⁰. It is worth noting that around 81.8% of the Sheltered Housing for older people/retirement housing is in the affordable sector as is 94.7% of the Extracare units/supported living housing, despite the overwhelming propensity of older persons only households to be owner-occupiers.
- 7.9 The current prevalence of Sheltered Housing for older people/retirement housing in South Staffordshire is 56 per thousand head of population aged 75 or over, with the prevalence rate for Extracare units/supported living housing 20 per thousand head of population aged 75 or over. The SHOP model helps authorities to plan to deliver more of this type of accommodation in response to the growth of the population that utilizes it (principally those aged 75 or over). The SHOP model uses these prevalence rates as the key variant when modelling future demand. For the purposes of this study, it is presumed that these prevalence rates will rise to reflect the latest trends in the occupation of this accommodation nationally, demand for Extracare units/supported living housing has notably expanded as the demand for registered care (discussed below) has reduced. The target prevalence rates for South Staffordshire are 90 per thousand head of population aged 75 or over for Sheltered Housing for older people/retirement housing and 25 per thousand head of population aged 75 or over for Extracare units/supported living housing.

¹⁸ Reference ID: 63-001-20190626

¹⁹ A collection of self-contained units of accommodation (usual bedsits within a communal block), which have on-site warden support (usually daytime only with on call service at night) and communal social areas and activities. This is very similar to the housing type *'Retirement living or sheltered housing'* as defined in the PPG.

²⁰ Extracare housing is similar to sheltered accommodation, but with enhanced provision for personal care of frailer older people. On-site support is usually provided on a 24 hour rather than day-time only basis. Extracare housing is often focused on addressing the needs of people with dementia. Supported living is a combination of suitable accommodation, with some forms of personal care (like help with washing or cooking). These two housing types are similar to the *'Extra care housing or housing-with-care'* definition in the PPG.

- 7.10 To establish the potential demand for these accommodation types in South Staffordshire at the end of the modelling period, these prevalence rates are applied to the total number of people aged 75 or over in South Staffordshire in 2041 according to the disaggregated local housing need projections. The demand that is derived is then compared to the current stock. This process is summarised in the table below. The future tenure profile of this specialist stock takes account of the modelling that indicates that over three quarters of all older person households will live in market accommodation in 2041, as evidenced in Table 7.1.
- 7.11 To meet local demand rates in 2041, the model identifies a requirement for 1,000 additional units of Sheltered housing for older people/ retirement housing and 198 additional Extracare units/ supported living housing in South Staffordshire over the modelling period (definitions set out in footnotes 19 and 20). Of the 1,000 new units of Sheltered housing for older people/retirement housing, some 64% should be market accommodation, with the remainder affordable. Of the 208 new Extracare housing/ supported living housing, 84% should be market and 16% affordable. These are Class C3 dwellings.

Table 7.2 Projected requirement for specialist accommodation for older person households in South Staffordshire over the modelling period				
<i>Type of specialist accommodation</i>	<i>Tenure</i>	<i>Base profile (2023)</i>	<i>Profile 2041</i>	<i>Additional units required</i>
Sheltered housing for older people/ retirement housing	Market	147	788	641
	Affordable	660	1,019	360
	Total	807	1,807	1,000
Extracare housing/supported living housing	Market	16	183	167
	Affordable	288	319	31
	Total	304	502	198
All specialist accommodation for older person households	Market	163	971	808
	Affordable	948	1,338	390
	Total	1,111	2,309	1,198

- 7.12 The requirement for 1,198 additional specialist units for older person households represents 25.4% of the total household growth in South Staffordshire for the period 2023 to 2041. The actual numbers and type of specialist accommodation needed may depend on changes in patterns of demand and expectations. It is therefore appropriate to consider this level of need with the acknowledgement that the form of accommodation delivered should not be too prescriptive.

- 7.13 As well as the need for specialist housing for older people, there will also be an additional requirement for Registered Care²¹(these are distinct from the previous type of specialist accommodation and constitute Class C2 dwellings). According to the HCA’s Statistical Data Return, 2023 and 2021 Census figures, there are around 1,178 spaces in nursing and residential care homes in South Staffordshire currently. It is estimated that just over a third of these are in the affordable sector, with the remaining being a market tenure.
- 7.14 As part of the process of projecting the future household typology within the disaggregation of the overall housing need figure as, described in Chapter 5, the population that will reside in communal establishments are calculated. The model identifies that in 2041 there will be 1,354 people aged 65 and over in South Staffordshire that will be resident in Registered Care²². This implies that there will be a requirement for 153 additional Registered Care spaces between 2023 and 2041, of which 70.3% should be in the affordable sector and 29.7% within a market tenure. The table below details these calculations.

Table 7.3 Projected requirement for Registered Care for older persons in South Staffordshire over the modelling period			
<i>Tenure</i>	<i>Base profile (2023)</i>	<i>Profile 2041</i>	<i>Additional units required</i>
Market	728	773	45
Affordable	450	557	107
Total	1,178	1,331	153

- 7.15 The table below brings together the analysis presented in the previous three tables, to show the full profile of accommodation required by older persons in South Staffordshire at the end of the modelling period.

²¹ Residential care homes and nursing homes: These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes. This is the same as the definition in the PPG.

²² This figure is dependent on the communal population rates (separated by age and gender), that have been produced through to 2041 as part of the 2018-based household projections dataset, which has been adjusted to reflect what the 2021 Census showed was the situation in South Staffordshire.

Table 7.4 Type of accommodation required for older persons in South Staffordshire in 2041						
Size of home	Market			Affordable		
	General housing*	Sheltered housing/retirement housing	Extra care housing/supported living housing	General housing*	Sheltered housing/retirement housing	Extra care housing/supported living housing
1 bedroom	1,042	354	114	462	600	226
2 bedrooms	6,080	434	69	859	420	93
3 bedrooms	8,091	-	-	38	-	-
4+ bedrooms	1,754	-	-	10	-	-
Total in households	16,966	788	183	1,369	1,019	319
Residential care	773			557		

This includes 'age-restricted general market housing' as defined in the PPG (the type of housing is generally for people aged 55 and over and the active elderly) as well as general housing available to all people. This analysis is focused only on those where all household members are aged 65 or over, there is likely to be additional requirement for age-restricted general market housing from those aged between 55 and 64.

- 7.16 The majority of older person households in South Staffordshire are likely to remain in general housing, as the Paragraph 012 (ID: 63-012-20190626) of the PPG notes *'Many older people may not want or need specialist accommodation or care and may wish to stay or move to general housing that is already suitable, such as bungalows, or homes which can be adapted to meet a change in their needs.'*
- 7.17 It should be noted that the general housing that older people aspire to reside in includes age-restricted general market housing. This is non-specialist housing located on sites that are exclusively used by older people, typically those aged 55 or over. It is hard to gauge the future demand for this accommodation as there is limited evidence of the current supply in South Staffordshire, however it is envisaged that this will increase as the population ages over the modelling period and the Council should monitor whether the existing provision is able to meet demand.

Families with children

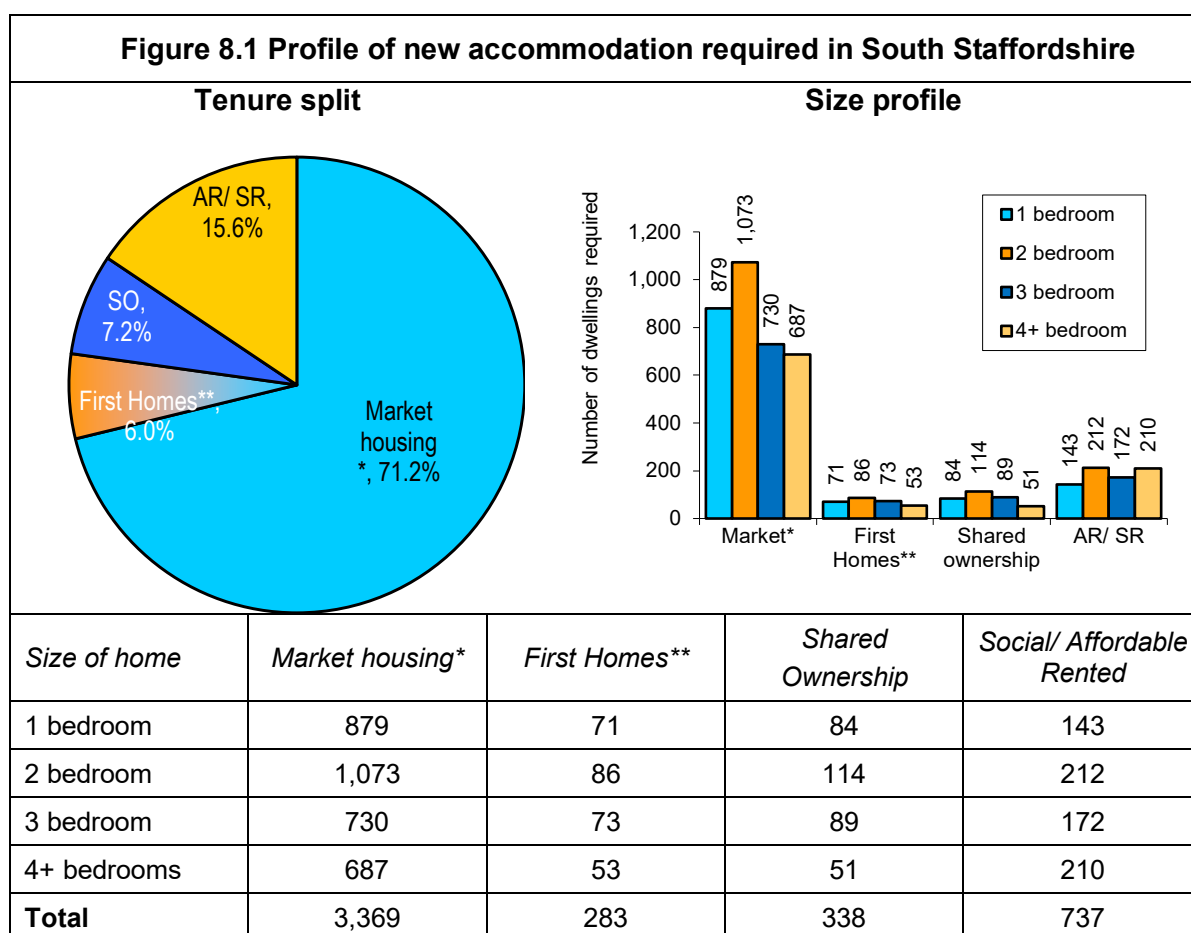
- 7.18 The disaggregated local housing need projections indicate that the total population of families with children is going to rise from 16,207 in 2023 to 17,454 by 2041, a growth of 7.7%. It is estimated that the proportion of lone parent families within this group will grow from 24.2% in 2023 to 24.8% in 2041. The table below shows the projected accommodation profile for family households in South Staffordshire in 2041 derived from the LTBHM model, presuming that households do not have to reside in overcrowded accommodation.
- 7.19 This identifies that intermediate housing will be particularly useful for family households; it is estimated that by 2041, 45.0% of Shared Ownership dwellings and 51.6% of First Homes will be occupied by family households.

Table 7.6 Type of accommodation projected for households with dependent children in 2041 in South Staffordshire					
<i>Size of home</i>	<i>Owner occupied</i>	<i>Private rented</i>	<i>First Homes</i>	<i>Shared Ownership</i>	<i>Social/ Affordable Rented</i>
1 bedroom	0	0	0	0	0
2 bedroom	501	451	50	135	1,185
3 bedroom	6,254	186	52	175	1,556
4+ bedrooms	6,415	111	43	81	259
Total	13,170	748	146	390	3,000



8. Conclusions

- 8.1 This report is a partial update of the 2022 SHMA, focusing on the updated overall housing need and the associated outputs relating to the nature of housing required to meet this need.
- 8.2 To determine the size and tenure of the new housing required within the Standard Method local housing need, and the 640 contribution to unmet needs, to accord with the PPG, the LTBHM model outputs are used (the change required between 2023 and 2041). This model provides the profile of housing appropriate to meet the population over the modelling period and is directly derived from the calculations used to determine the Standard Method local housing need.
- 8.3 Figure 8.1 sets out the size and tenure requirement for the 4,726 dwellings to be delivered between 2023 and 2041. The profile set out is a guide to the overall mix of accommodation required in South Staffordshire although it is acknowledged that the Council may wish to divert away from this profile in particular instances. It should also be noted that the potential demand for First Homes is less robustly evidenced than for the other tenures and should therefore be treated with caution.



*Market housing includes both owner-occupied and private rented **First Homes figures represent potential demand rather than a requirement. These figures represent the distribution of housing that should be delivered.

- 8.4 Chapter 7 considered the housing requirement of particular groups of the population. Paragraph 006 of the PPG²³ notes that *'Plan-making authorities should set clear policies to address the housing needs of groups with particular needs such as older and disabled people....They could also provide indicative figures or a range for the number of units of specialist housing for older people needed across the plan area throughout the plan-period.'*
- 8.5 In terms of specialist dwellings for older persons (Class C3), it is evidenced that in South Staffordshire, 1,000 additional units of Sheltered housing for older people/ retirement housing and 198 additional Extracare units/ supported living housing are required between 2023 and 2041. Chapter 7 also identifies that an additional 153 Registered Care spaces (nursing and residential care homes) will be required over this time frame in South Staffordshire (Class C2).

²³ Reference ID: 63-006-20190626

Appendix 3. Sub-area results for the type and tenure of new housing needed

Introduction

Chapter 5 presents the tenure and size of new accommodation required over the eighteen-year modelling period in South Staffordshire. This appendix sets out the equivalent results for each of the five constituent sub-areas of the District separately. The methodology behind the results is the same as described in Chapter 5.

Southern sub-area

The table below shows the tenure profile required by households resident in the Southern sub-area of South Staffordshire in 2041 in comparison to the tenure profile recorded in the sub-area at the start of the plan-period. The difference between these two distributions is the change required to the housing stock over this period. The results show that 63.4% of new housing in Southern sub-area of South Staffordshire should be owner-occupied, 13.0% private rented, 7.5% should be Shared Ownership and 16.2% Social Rent/Affordable Rent.

Table 5.4a Tenure of new accommodation required in the Southern sub-area over the 18 year modelling period				
<i>Tenure</i>	<i>Base tenure profile (2023)</i>	<i>Tenure profile 2041</i>	<i>Change required</i>	<i>% of change required</i>
Owner-occupied	8,779	9,552	773	63.4%
Private rent	1,256	1,414	158	13.0%
Shared Ownership	63	154	91	7.5%
Social Rent/Affordable Rent	1,570	1,767	197	16.2%
Total	11,668	12,887	1,219	100.0%

First Homes

This approach described in Chapter 5 identifies that, between 2023 and 2041, there would be a potential demand for 65 First Homes in the Southern sub-area of South Staffordshire, which would represent 5.3% of all new housing over this period. These figures are therefore deducted from the total requirement for private rented accommodation (where the LTBHM model presumes they would otherwise be housed). The demand for 65 First Homes in the Southern sub-area of South Staffordshire, identified using this process, should be treated as an indicative figure rather.

Size of housing required within each tenure

The tables below present the size of owner-occupied accommodation required in Southern sub-area of South Staffordshire in 18 years' time in comparison to the size profile recorded in the sector at the base date.

Table 5.5a Size of new owner-occupied accommodation required in the Southern sub-area over the next 18 years				
<i>Size of home</i>	<i>Base size profile (2023)</i>	<i>Size profile 2041</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	231	429	198	25.6%
Two bedroom	1,588	1,831	243	31.4%
Three bedroom	3,613	3,820	207	26.8%
Four or more bedrooms	3,347	3,472	125	16.2%
Total	8,779	9,552	773	100.0%

This analysis can be repeated for private rented housing and is presented in the table below.

Table 5.6a Size of new private rented accommodation required in the Southern sub-area over the next 18 years				
<i>Size of home</i>	<i>Base size profile (2023)</i>	<i>Size profile 2041</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	157	192	35	21.9%
Two bedroom	496	542	46	29.0%
Three bedroom	460	504	44	27.7%
Four or more bedrooms	143	176	34	21.4%
Total	1,256	1,414	158	100.0%

The table below sets out the equivalent analysis for Shared Ownership housing.

Table 5.7a Size of new Shared Ownership accommodation required in the Southern sub-area over the next 18 years				
<i>Size of home</i>	<i>Base size profile (2023)</i>	<i>Size profile 2041</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	16	35	19	20.6%
Two bedroom	20	54	34	37.1%
Three bedroom	19	44	25	27.9%
Four or more bedrooms	7	20	13	14.4%
Total	63	154	91	100.0%

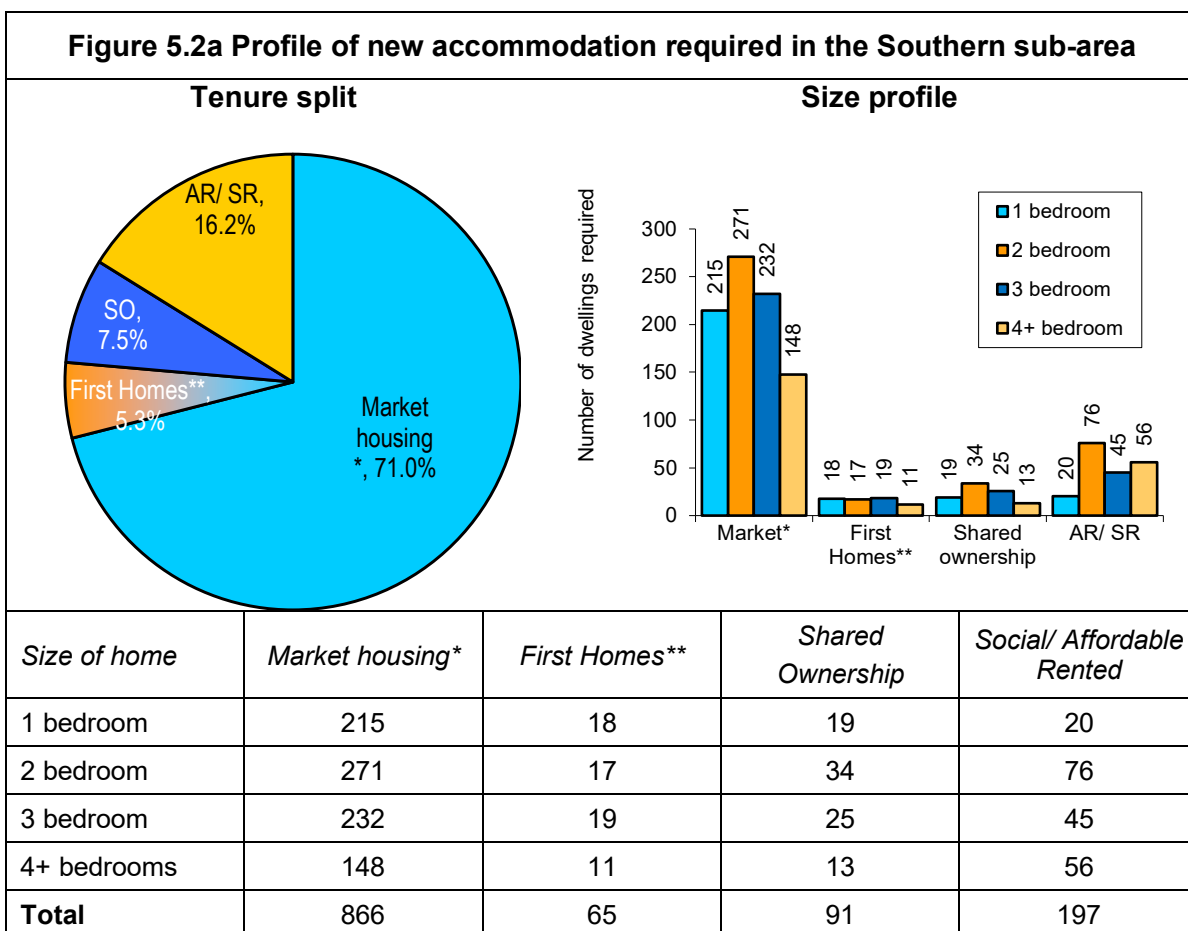
The table below shows the size of accommodation required in the Affordable Rented/Social Rented sector.

Table 5.8a Size of new Social Rent/Affordable Rent required in the Southern sub-area over the next 18 years				
<i>Size of home</i>	<i>Base size profile (2023)</i>	<i>Size profile 2041</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	537	558	20	10.2%
Two bedroom	562	637	76	38.6%
Three bedroom	439	484	45	22.8%
Four or more bedrooms	32	88	56	28.5%
Total	1,570	1,767	197	100.0%

The table below shows the size of First Homes that would be required to house some households that would otherwise reside in the private rented sector. The residual private rented requirement, once the potential demand from households for this alternative product has been deducted, is also set out in the table.

Table 5.9a Potential demand for First Homes in the Southern sub-area over the next 18 years				
<i>Size of home</i>	<i>First Homes</i>		<i>Residual private rented homes</i>	
	<i>Number required</i>	<i>Proportion required</i>	<i>Number required</i>	<i>Proportion required</i>
One bedroom	18	27.5%	17	17.9%
Two bedroom	17	26.3%	29	30.9%
Three bedroom	19	28.5%	25	27.1%
Four or more bedrooms	11	17.6%	22	24.1%
Total	65	100.0%	93	100.0%

The figure and table below summarises the results for presented for each tenure individually above (with the two market tenures merged) and shows the profile of new housing required in the Southern sub-area of South Staffordshire over the next 18 years.



*Market housing includes both owner-occupied and private rented **First Homes figures represent potential demand rather than a requirement. These figures represent the distribution of housing that should be delivered.

Northern sub-area

The table below shows the tenure profile required by households resident in the Northern sub-area of South Staffordshire in 2041 in comparison to the tenure profile recorded in the sub-area at the start of the plan-period. The difference between these two distributions is the change required to the housing stock over this period. The results show that 66.8% of new housing in Northern sub-area of South Staffordshire should be owner-occupied, 12.5% private rented, 5.9% should be Shared Ownership and 14.8% Social Rent/Affordable Rent.

Table 5.4b Tenure of new accommodation required in the Northern sub-area over the 18 year modelling period				
<i>Tenure</i>	<i>Base tenure profile (2023)</i>	<i>Tenure profile 2041</i>	<i>Change required</i>	<i>% of change required</i>
Owner-occupied	4,863	5,302	439	66.8%
Private rent	799	881	82	12.5%
Shared Ownership	214	252	39	5.9%
Social Rent/Affordable Rent	1,084	1,181	97	14.8%
Total	6,959	7,616	657	100.0%

First Homes

This approach described in Chapter 5 identifies that, between 2023 and 2041, there would be a potential demand for 45 First Homes in the Northern sub-area of South Staffordshire, which would represent 6.8% of all new housing over this period. These figures are therefore deducted from the total requirement for private rented accommodation (where the LTBHM model presumes they would otherwise be housed). The demand for 45 First Homes in the Northern sub-area of South Staffordshire, identified using this process, should be treated as an indicative figure.

Size of housing required within each tenure

The tables below present the size of owner-occupied accommodation required in Northern sub-area of South Staffordshire in 18 years' time in comparison to the size profile recorded in the sector at the base date.

Table 5.5b Size of new owner-occupied accommodation required in the Northern sub-area over the next 18 years				
<i>Size of home</i>	<i>Base size profile (2023)</i>	<i>Size profile 2041</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	51	171	119	27.2%
Two bedroom	733	884	151	34.4%
Three bedroom	2,242	2,338	96	21.8%
Four or more bedrooms	1,837	1,910	73	16.6%
Total	4,863	5,302	439	100.0%

This analysis can be repeated for private rented housing and is presented in the table below.

Table 5.6b Size of new private rented accommodation required in the Northern sub-area over the next 18 years				
<i>Size of home</i>	<i>Base size profile (2023)</i>	<i>Size profile 2041</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	56	79	22	27.4%
Two bedroom	288	314	27	32.5%
Three bedroom	375	389	14	17.4%
Four or more bedrooms	80	98	19	22.8%
Total	799	881	82	100.0%

The table below sets out the equivalent analysis for Shared Ownership housing.

Table 5.7b Size of new Shared Ownership accommodation required in the Northern sub-area over the next 18 years				
<i>Size of home</i>	<i>Base size profile (2023)</i>	<i>Size profile 2041</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	40	51	11	27.8%
Two bedroom	65	79	14	35.5%
Three bedroom	81	90	9	23.8%
Four or more bedrooms	28	33	5	13.0%
Total	214	252	38	100.0%

The table below shows the size of accommodation required in the Affordable Rented/Social Rented sector.

Table 5.8b Size of new Social Rent/Affordable Rent required in the Northern sub-area over the next 18 years				
<i>Size of home</i>	<i>Base size profile (2023)</i>	<i>Size profile 2041</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	145	174	29	29.6%
Two bedroom	584	606	21	21.9%
Three bedroom	340	359	19	19.9%
Four or more bedrooms	15	43	28	28.6%
Total	1,084	1,181	97	100.0%

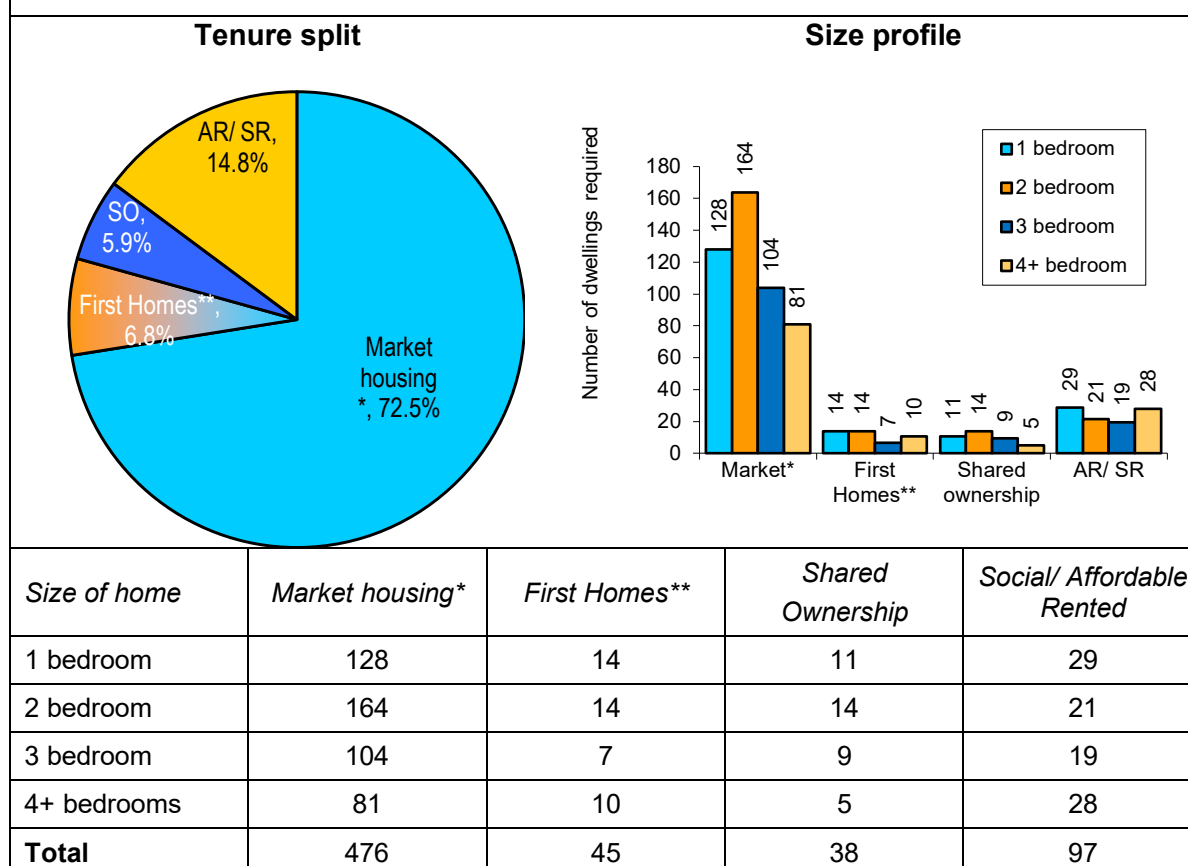
The table below shows the size of First Homes that would be required to house some households that would otherwise reside in the private rented sector. The residual private rented requirement, once the potential demand from households for this alternative product has been deducted, is also set out in the table.

Table 5.9b Potential demand for First Homes in the Northern sub-area over the next 18 years

Size of home	First Homes		Residual private rented homes	
	Number required	Proportion required	Number required	Proportion required
One bedroom	14	31.1%	8	22.8%
Two bedroom	14	30.9%	13	34.3%
Three bedroom	7	14.6%	8	20.8%
Four or more bedrooms	10	23.4%	8	22.1%
Total	45	100.0%	37	100.0%

The figure and table below summarises the results for presented for each tenure individually above (with the two market tenures merged) and shows the profile of new housing required in the Northern sub-area of South Staffordshire over the next 18 years.

Figure 5.2b Profile of new accommodation required in the Northern sub-area



*Market housing includes both owner-occupied and private rented **First Homes figures represent potential demand rather than a requirement. These figures represent the distribution of housing that should be delivered.

North Western sub-area

The table below shows the tenure profile required by households resident in the North Western sub-area of South Staffordshire in 2041 in comparison to the tenure profile recorded in the sub-area at the start of the plan-period. The difference between these two distributions is the change required to the housing stock over this period. The results show that 62.8% of new housing in North Western sub-area of South Staffordshire should be owner-occupied, 11.8% private rented, 7.3% should be Shared Ownership and 18.1% Social Rent/Affordable Rent.

Table 5.4c Tenure of new accommodation required in the North Western sub-area over the 18 year modelling period				
<i>Tenure</i>	<i>Base tenure profile (2023)</i>	<i>Tenure profile 2041</i>	<i>Change required</i>	<i>% of change required</i>
Owner-occupied	3,646	3,959	313	62.8%
Private rent	600	659	59	11.8%
Shared Ownership	46	82	36	7.3%
Social Rent/Affordable Rent	511	601	90	18.1%
Total	4,803	5,301	499	100.0%

First Homes

This approach described in Chapter 5 identifies that, between 2023 and 2041, there would be a potential demand for 32 First Homes in the North Western sub-area of South Staffordshire, which would represent 6.4% of all new housing over this period. These figures are therefore deducted from the total requirement for private rented accommodation (where the LTBHM model presumes they would otherwise be housed). The demand for 32 First Homes in the North Western sub-area of South Staffordshire, identified using this process, should be treated as an indicative figure.

Size of housing required within each tenure

The tables below present the size of owner-occupied accommodation required in North Western sub-area of South Staffordshire in 18 years' time in comparison to the size profile recorded in the sector at the base date. It should be noted that there is a very close distribution between two, three and four bedroom owner-occupied homes within this sub-area. The main reason for the four bedroom requirement being relatively high is that the occupation patterns amongst some wealthy household groups in this sub-area being projected to continue (couple households with children most notably, it may however be that in the future these households will be more evenly spread across the District and therefore the requirement for four-bedroom owner-occupied homes may be relatively lower in the North Western area and higher in other sub-areas.

Table 5.5c Size of new owner-occupied accommodation required in the North Western sub-area over the next 18 years				
<i>Size of home</i>	<i>Base size profile (2023)</i>	<i>Size profile 2041</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	120	198	78	25.0%
Two bedroom	734	826	92	29.3%
Three bedroom	1,556	1,635	79	25.3%
Four or more bedrooms	1,236	1,300	64	20.4%
Total	3,646	3,959	313	100.0%

This analysis can be repeated for private rented housing and is presented in the table below.

Table 5.6c Size of new private rented accommodation required in the North Western sub-area over the next 18 years				
<i>Size of home</i>	<i>Base size profile (2023)</i>	<i>Size profile 2041</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	61	76	14	24.2%
Two bedroom	214	233	19	32.9%
Three bedroom	244	258	14	23.6%
Four or more bedrooms	81	92	11	19.3%
Total	600	659	59	100.0%

The table below sets out the equivalent analysis for Shared Ownership housing.

Table 5.7c Size of new Shared Ownership accommodation required in the North Western sub-area over the next 18 years				
<i>Size of home</i>	<i>Base size profile (2023)</i>	<i>Size profile 2041</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	12	19	8	20.8%
Two bedroom	15	27	12	34.2%
Three bedroom	15	25	11	29.9%
Four or more bedrooms	5	10	5	15.1%
Total	46	82	36	100.0%

The table below shows the size of accommodation required in the Affordable Rented/Social Rented sector.

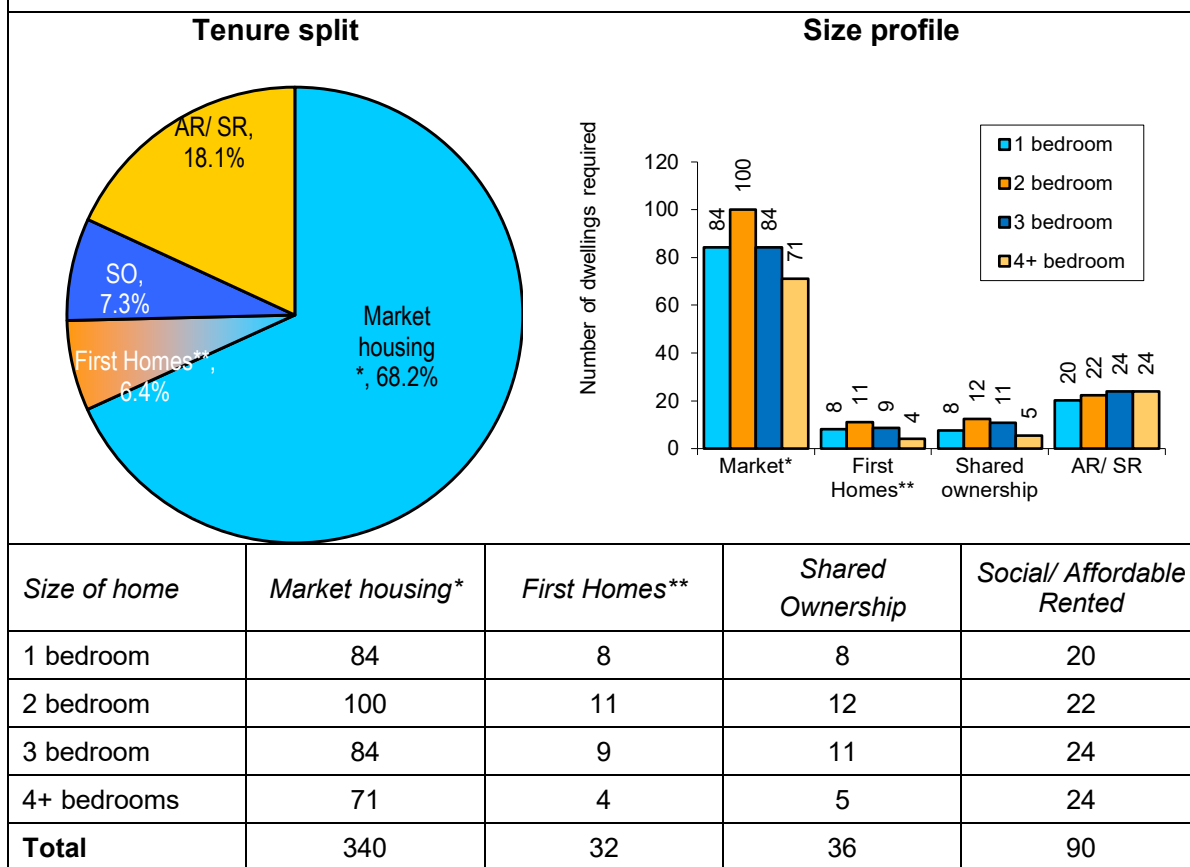
Table 5.8c Size of new Social Rent/Affordable Rent required in the North Western sub-area over the next 18 years				
<i>Size of home</i>	<i>Base size profile (2023)</i>	<i>Size profile 2041</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	106	126	20	22.3%
Two bedroom	262	284	22	24.6%
Three bedroom	127	151	24	26.5%
Four or more bedrooms	17	41	24	26.6%
Total	511	601	90	100.0%

The table below shows the size of First Homes that would be required to house some households that would otherwise reside in the private rented sector. The residual private rented requirement, once the potential demand from households for this alternative product has been deducted, is also set out in the table.

Table 5.9c Potential demand for First Homes in the North Western sub-area over the next 18 years				
<i>Size of home</i>	<i>First Homes</i>		<i>Residual private rented homes</i>	
	<i>Number required</i>	<i>Proportion required</i>	<i>Number required</i>	<i>Proportion required</i>
One bedroom	8	25.2%	6	22.9%
Two bedroom	11	34.8%	8	30.6%
Three bedroom	9	27.2%	5	19.4%
Four or more bedrooms	4	12.7%	7	27.1%
Total	32	100.0%	27	100.0%

The figure and table below summarises the results for presented for each tenure individually above (with the two market tenures merged) and shows the profile of new housing required in the North Western sub-area of South Staffordshire over the next 18 years.

Figure 5.2c Profile of new accommodation required in the North Western sub-area



*Market housing includes both owner-occupied and private rented **First Homes figures represent potential demand rather than a requirement. These figures represent the distribution of housing that should be delivered.

North Eastern sub-area

The table below shows the tenure profile required by households resident in the North Eastern sub-area of South Staffordshire in 2041 in comparison to the tenure profile recorded in the sub-area at the start of the plan-period. The difference between these two distributions is the change required to the housing stock over this period. The results show that 64.0% of new housing in North Eastern sub-area of South Staffordshire should be owner-occupied, 14.1% private rented, 7.4% should be Shared Ownership and 14.4% Social Rent/Affordable Rent.

Table 5.4d Tenure of new accommodation required in the North Eastern sub-area over the 18 year modelling period				
<i>Tenure</i>	<i>Base tenure profile (2023)</i>	<i>Tenure profile 2041</i>	<i>Change required</i>	<i>% of change required</i>
Owner-occupied	9,018	9,811	793	64.0%
Private rent	1,101	1,276	175	14.1%
Shared Ownership	89	181	92	7.4%
Social Rent/Affordable Rent	1,965	2,143	179	14.4%
Total	12,173	13,411	1,238	100.0%

First Homes

This approach described in Chapter 5 identifies that, between 2023 and 2041, there would be a potential demand for 71 First Homes in the North Eastern sub-area of South Staffordshire, which would represent 5.5% of all new housing over this period. These figures are therefore deducted from the total requirement for private rented accommodation (where the LTBHM model presumes they would otherwise be housed). The demand for 71 First Homes in the North Eastern sub-area of South Staffordshire, identified using this process, should be treated as an indicative figure.

Size of housing required within each tenure

The tables below present the size of owner-occupied accommodation required in North Eastern sub-area of South Staffordshire in 18 years' time in comparison to the size profile recorded in the sector at the base date.

Table 5.5d Size of new owner-occupied accommodation required in the North Eastern sub-area over the next 18 years				
<i>Size of home</i>	<i>Base size profile (2023)</i>	<i>Size profile 2041</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	59	277	219	27.6%
Two bedroom	1,533	1,791	257	32.5%
Three bedroom	4,898	5,006	108	13.6%
Four or more bedrooms	2,528	2,737	208	26.3%
Total	9,018	9,811	793	100.0%

This analysis can be repeated for private rented housing and is presented in the table below.

Table 5.6d Size of new private rented accommodation required in the North Eastern sub-area over the next 18 years				
<i>Size of home</i>	<i>Base size profile (2023)</i>	<i>Size profile 2041</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	84	130	46	26.2%
Two bedroom	447	498	51	29.0%
Three bedroom	483	519	36	20.4%
Four or more bedrooms	86	129	43	24.4%
Total	1,101	1,276	175	100.0%

The table below sets out the equivalent analysis for Shared Ownership housing.

Table 5.7d Size of new Shared Ownership accommodation required in the North Eastern sub-area over the next 18 years				
<i>Size of home</i>	<i>Base size profile (2023)</i>	<i>Size profile 2041</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	11	44	34	36.9%
Two bedroom	31	60	28	30.6%
Three bedroom	38	55	17	18.5%
Four or more bedrooms	9	22	13	14.0%
Total	89	181	92	100.0%

The table below shows the size of accommodation required in the Affordable Rented/Social Rented sector.

Table 5.8d Size of new Social Rent/Affordable Rent required in the North Eastern sub-area over the next 18 years				
<i>Size of home</i>	<i>Base size profile (2023)</i>	<i>Size profile 2041</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	234	292	57	32.1%
Two bedroom	1,131	1,163	32	17.7%
Three bedroom	584	621	38	21.0%
Four or more bedrooms	15	68	52	29.2%
Total	1,965	2,143	179	100.0%

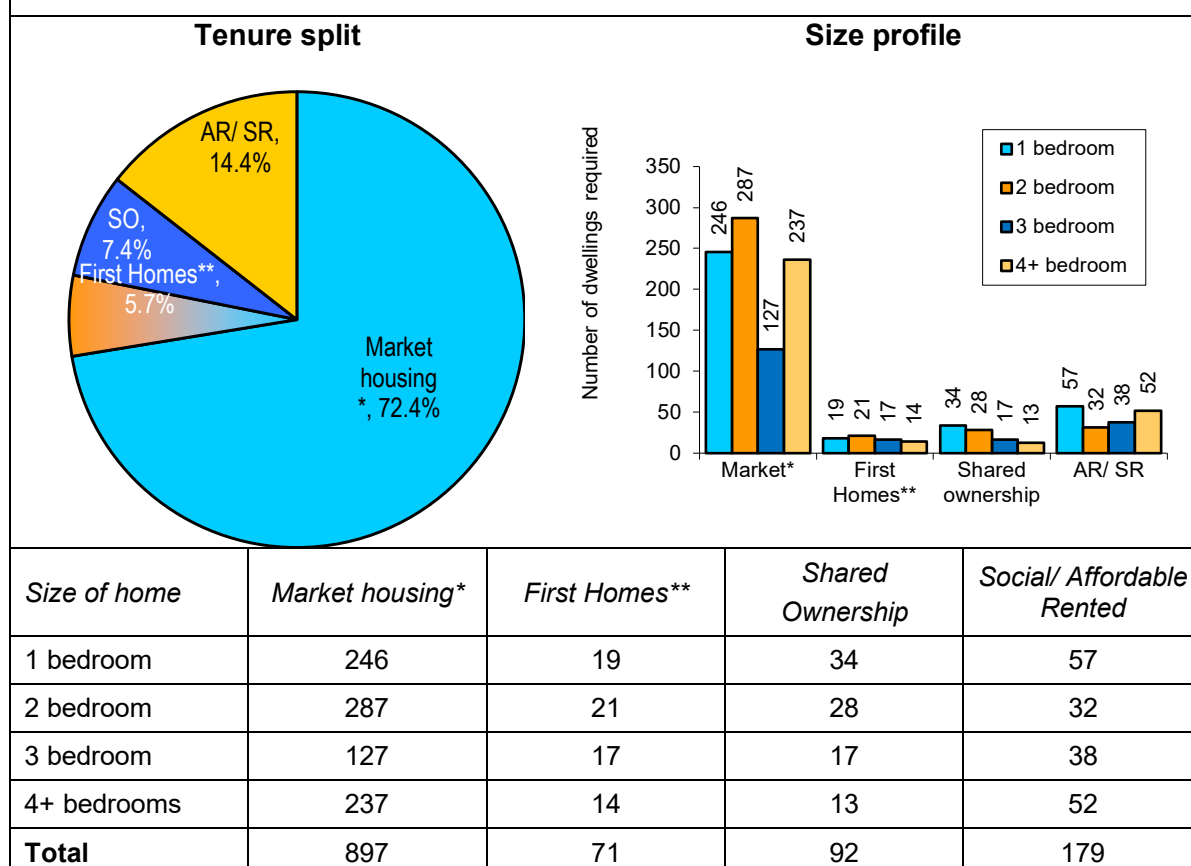
The table below shows the size of First Homes that would be required to house some households that would otherwise reside in the private rented sector. The residual private rented requirement, once the potential demand from households for this alternative product has been deducted, is also set out in the table.

Table 5.9d Potential demand for First Homes in the North Eastern sub-area over the next 18 years

Size of home	First Homes		Residual private rented homes	
	Number required	Proportion required	Number required	Proportion required
One bedroom	19	26.2%	27	26.1%
Two bedroom	21	29.7%	30	28.6%
Three bedroom	17	23.8%	19	18.1%
Four or more bedrooms	14	20.3%	28	27.2%
Total	71	100.0%	104	100.0%

The figure and table below summarises the results for presented for each tenure individually above (with the two market tenures merged) and shows the profile of new housing required in the in North Eastern sub-area of South Staffordshire over the next 18 years.

Figure 5.2d Profile of new accommodation required in the North Eastern sub-area



*Market housing includes both owner-occupied and private rented **First Homes figures represent potential demand rather than a requirement. These figures represent the distribution of housing that should be delivered.

Central sub-area

The table below shows the tenure profile required by households resident in the Central sub-area of South Staffordshire in 2041 in comparison to the tenure profile recorded in the sub-area at the start of the plan-period. The difference between these two distributions is the change required to the housing stock over this period. The results show that 64.4% of new housing in Central sub-area of South Staffordshire should be owner-occupied, 12.8% private rented, 7.2% should be Shared Ownership and 15.6% Social Rent/Affordable Rent.

Table 5.4e Tenure of new accommodation required in the Central sub-area over the 18 year modelling period				
<i>Tenure</i>	<i>Base tenure profile (2023)</i>	<i>Tenure profile 2041</i>	<i>Change required</i>	<i>% of change required</i>
Owner-occupied	8,003	8,721	717	64.4%
Private rent	1,192	1,335	143	12.8%
Shared Ownership	119	199	80	7.2%
Social Rent/Affordable Rent	1,574	1,747	173	15.6%
Total	10,889	12,002	1,113	100.0%

First Homes

This approach described in Chapter 5 identifies that, between 2023 and 2041, there would be a potential demand for 70 First Homes in the Central sub-area of South Staffordshire, which would represent 6.3% of all new housing over this period. These figures are therefore deducted from the total requirement for private rented accommodation (where the LTBHM model presumes they would otherwise be housed). The demand for 70 First Homes in the Central sub-area of South Staffordshire, identified using this process, should be treated as an indicative figure rather than an absolute target.

Size of housing required within each tenure

The tables below present the size of owner-occupied accommodation required in Central sub-area of South Staffordshire in 18 years' time in comparison to the size profile recorded in the sector at the base date.

Table 5.5e Size of new owner-occupied accommodation required in the Central sub-area over the next 18 years				
<i>Size of home</i>	<i>Base size profile (2023)</i>	<i>Size profile 2041</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	165	353	188	26.2%
Two bedroom	1,366	1,599	232	32.4%
Three bedroom	3,568	3,735	168	23.4%
Four or more bedrooms	2,904	3,034	129	18.0%
Total	8,003	8,721	717	100.0%

This analysis can be repeated for private rented housing and is presented in the table below.

Table 5.6e Size of new private rented accommodation required in the Central sub-area over the next 18 years				
<i>Size of home</i>	<i>Base size profile (2023)</i>	<i>Size profile 2041</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	157	187	30	21.2%
Two bedroom	473	514	41	28.8%
Three bedroom	453	491	38	26.3%
Four or more bedrooms	109	143	34	23.7%
Total	1,192	1,335	143	100.0%

The table below sets out the equivalent analysis for Shared Ownership housing.

Table 5.7e Size of new Shared Ownership accommodation required in the Central sub-area over the next 18 years				
<i>Size of home</i>	<i>Base size profile (2023)</i>	<i>Size profile 2041</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	36	49	13	16.6%
Two bedroom	40	66	26	32.3%
Three bedroom	34	60	26	33.1%
Four or more bedrooms	9	24	14	18.0%
Total	119	199	80	100.0%

The table below shows the size of accommodation required in the Affordable Rented/Social Rented sector.

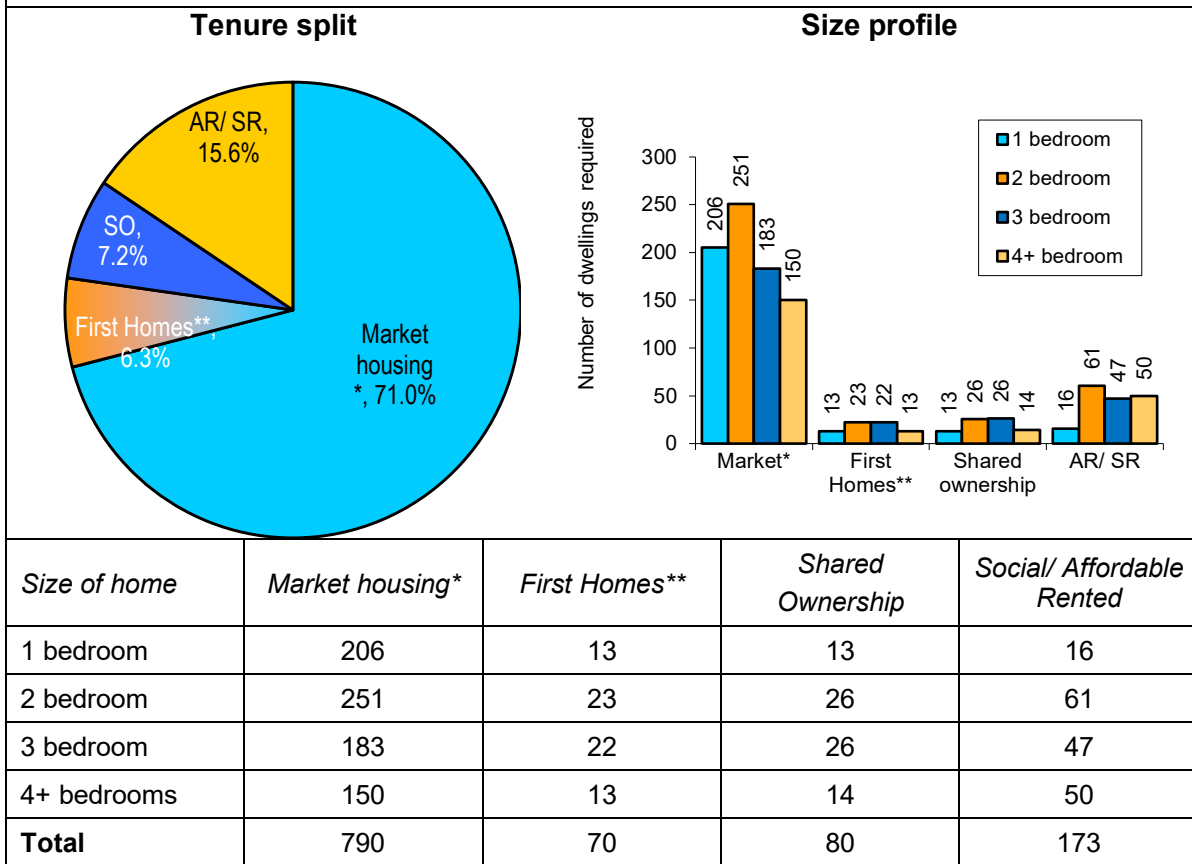
Table 5.8e Size of new Social Rent/Affordable Rent required in the Central sub-area over the next 18 years				
<i>Size of home</i>	<i>Base size profile (2023)</i>	<i>Size profile 2041</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	559	575	16	9.1%
Two bedroom	616	676	61	35.0%
Three bedroom	377	424	47	27.3%
Four or more bedrooms	22	72	50	28.6%
Total	1,574	1,747	173	100.0%

The table below shows the size of First Homes that would be required to house some households that would otherwise reside in the private rented sector. The residual private rented requirement, once the potential demand from households for this alternative product has been deducted, is also set out in the table.

Table 5.9e Potential demand for First Homes in the Central sub-area over the next 18 years				
<i>Size of home</i>	<i>First Homes</i>		<i>Residual private rented homes</i>	
	<i>Number required</i>	<i>Proportion required</i>	<i>Number required</i>	<i>Proportion required</i>
One bedroom	13	18.1%	18	24.3%
Two bedroom	23	32.2%	19	25.5%
Three bedroom	22	31.5%	15	21.2%
Four or more bedrooms	13	18.2%	21	29.0%
Total	70	100.0%	73	100.0%

The figure and table below summarises the results for presented for each tenure individually above (with the two market tenures merged) and shows the profile of new housing required in the Central sub-area of South Staffordshire over the next 18 years.

Figure 5.2e Profile of new accommodation required in the Central sub-area



*Market housing includes both owner-occupied and private rented **First Homes figures represent potential demand rather than a requirement. These figures represent the distribution of housing that should be delivered.



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HDH Planning and Development Ltd

Registered in England Company Number 08555548
Clapham Woods Farm, Keasden, Nr Clapham, Lancaster. LA2 8ET
simon@hdhplanning.co.uk 015242 51831 / 07989 975 977

