



Coombe Bissett and Homington Housing Needs Assessment (HNA)

June 2019

Quality information

Prepared by

Akwesi Osei – Graduate
Consultant

Checked by

Jesse Honey – Associate Director

Approved by

Jesse Honey- Associate Director

Revision History

Revision	Revision date	Details	Authorized	Name	Position
1	April 2019	Research and drafting	AO	Akwesi Osei	Graduate Planner
2	April 2019	Technical review	JH	Jesse Honey	Associate Director
3	May 2019	Final report for Locality review	JH	Jesse Honey	Associate Director
4	June 2019	Final report post- Locality review	JH	Jesse Honey	Associate Director

Prepared for:

Coombe Bissett Parish Council

Prepared by:

AECOM
Aldgate Tower
2 Leman Street
London
E1 8FA
aecom.com

© 2018 AECOM. All Rights Reserved.

This document has been prepared by AECOM Limited ("AECOM") in accordance with its contract with Locality (the "Client") and in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. AECOM shall have no liability to any third party that makes use of or relies upon this document.

Disclaimer

This document is intended to aid the preparation of the Neighbourhood Plan, and can be used to guide decision making and as evidence to support Plan policies, if the Parish Council so chooses. It is not a neighbourhood plan policy document. It is a 'snapshot' in time and may become superseded by more recent information. The Parish Council is not bound to accept its conclusions. If any party can demonstrate that any of the evidence presented herein is inaccurate or out of date, such evidence can be presented to the Parish Council at the consultation stage. Where evidence from elsewhere conflicts with this report, the Parish Council should decide what policy position to take in the Neighbourhood Plan and that judgement should be documented so that it can be defended at the Examination stage.

Table of Contents

1.	Executive Summary	7
1.1	Introduction.....	7
1.2	Research Questions	7
1.2.1	Type and size	7
1.2.2	Specialist housing for older people.....	7
1.2.3	Housing for newly forming households/first-time buyers.....	7
1.3	Findings of RQ1: Type and size.....	7
1.3.1	Dwelling type	7
1.3.2	Dwelling size.....	8
1.4	Findings of RQ2: Specialist housing for older people	8
1.5	Findings of RQ3: Housing for newly-forming households/first time buyers.....	9
2.	Context	10
2.1	Local context	10
2.2	Planning policy context.....	10
3.	Approach	12
3.1	Research Questions	12
3.1.1	Type and size	12
3.1.2	Specialist housing for older people.....	12
3.1.3	Housing for newly forming households/first-time buyers.....	12
3.2	Relevant Data.....	12
3.2.1	Local Authority evidence base	12
3.2.2	Other relevant data.....	12
3.2.3	Note on quantity of housing	13
4.	RQ 1: Type and size	14
4.1	Introduction.....	14
4.2	Background and definitions	14
4.3	Existing types and sizes	15
4.3.1	Type.....	15
4.3.2	Summary of size data	17
4.4	Household composition and age structure.....	17
4.4.1	Current Household Composition.....	17
4.4.2	Future household composition and age mix	18
4.5	Dwelling mix determined by life-stage modelling	19
4.6	Wiltshire Council Housing Needs Survey	21
4.7	Conclusion- type and size.....	22
4.7.1	Dwelling type	22
4.7.2	Dwelling size.....	22
5.	RQ 2: Specialist Housing for Older People	23
5.1	Introduction.....	23
5.2	Background	23
5.3	Current supply of specialist housing for the elderly in CB&H.....	24
5.4	Future needs for specialist housing for the elderly	24
5.4.1	Modelling change in the population over 75 by the end of the Plan period.....	24
5.4.2	Quantity of housing needed for older people.....	25
5.4.3	Type of housing needed for older people.....	25
6.	RQ3: Newly forming households/first-time buyers	27
6.1	Introduction.....	27
6.2	Assessment.....	27
6.3	Conclusions- housing for newly-forming households/first-time buyers	29
7.	Conclusions	30

7.1	Overview.....	30
7.2	Recommendations for next steps	32
Appendix A : Housing Needs Assessment Glossary		33

List of acronyms used in the text:

AH	Affordable Housing (NPPF definition)
AMH	Affordable Market Housing
CB&H	Coombe Bissett and Homington
DPD	Development Plan Document
GTAA	Gypsy and Traveller Accommodation Assessment
HLIN	Housing Learning and Improvement Network
HMA	Housing Market Area
HNA	Housing Needs Assessment
HNF	Housing Needs Figure
HRP	Household Reference Person
LDF	Local Development Framework
LPA	Local Planning Authority
MHCLG	Ministry for Housing, Communities and Local Government (formerly DCLG)
NDP	Neighbourhood Development Plan
NP	Neighbourhood Plan
NA	Neighbourhood Area
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PPG	Planning Practice Guidance
PRS	Private Rented Sector
SHELAA	Strategic Housing and Economic Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SHOP	Strategic Housing for Older People
WC	Wiltshire Council

1. Executive Summary

1.1 Introduction

Coombe Bissett Parish Council in Wiltshire commissioned from Locality a Housing Needs Assessment (HNA) to inform their emerging Neighbourhood Plan. In consultation with the neighbourhood planning group, we developed three research questions (RQs) for the HNA to answer. The RQs serve to direct our research into the key neighbourhood-level issues and provide the structure for the study.

1.2 Research Questions

1.2.1 Type and size

1. Coombe Bissett and Homington (CB&H) wish to explore the type of housing needed in the NA. They are particularly concerned that the housing mix does not meet the needs of older people in the NA who wish to downsize. CB&H is conscious that there is a lack of suitable homes for both older people and young families who may require smaller properties than what is currently on the market. CB&H highlights the importance of providing the correct mix of homes if the neighbourhood plan area is to remain sustainable in the future.

RQ1: What type (terrace, semi, bungalows, flats and detached) and size (number of habitable rooms) of housing is best suited to meet local needs?

1.2.2 Specialist housing for older people

2. The Parish Council has expressed an interest in researching the housing need for older people in particular. The Wiltshire Council Housing Needs Survey results show a growing increase in preferences for older people's accommodation and therefore it is important that the housing need accommodates the growing demand. Moreover, there is demand for smaller suitable accommodation for older people, yet there is a lack of suitable supply to meet this demand.

RQ2. What provision should be made for specialist housing for elderly people within the NA?

1.2.3 Housing for newly forming households/first-time buyers

3. This question relates to the housing needs of newly forming households in the parish. For the purpose of this study, we define newly forming households as those where the Household Reference Person (HRP- a more modern term for the head of household) is aged between 18 and 35 and is looking to form their own independent household.

RQ3: What provision should be made in terms of housing for newly forming households/ first-time buyers in Coombe Bissett?

1.3 Findings of RQ1: Type and size

1.3.1 Dwelling type

4. The type of home (detached, semi-detached, terraced or flat) is more a matter of taste than need and is therefore of secondary importance in the context of a Housing Needs Assessment. Notwithstanding this, the housing types that are most likely to meet the needs of the Parish population, based on the current stock transaction data from the land registry, are detached homes. Additionally, bungalows appeal to older people and this particular type should be promoted so as to meet the demand of a growing elderly population.
5. It is also important to acknowledge the results of the Wiltshire Council Housing Needs Survey (May 2018) which revealed a strong local support for older people's accommodation, at least in the tenure of affordable housing, and therefore the type and sizes of homes in the affordable housing tenure element of new developments should also consider the needs of the growing elderly community in the NA¹.

¹ Wiltshire Council Housing Needs Survey Results, May 2018

1.3.2 Dwelling size

6. CB&H is dominated by medium and large properties. However, household size is slightly smaller in the NA than across Wiltshire (average household size in the NA is 2.3 against 2.4), despite dwellings having a higher average number of both rooms and bedrooms.
7. There has been a decrease in smaller and medium homes of 1- 6 rooms. However, there has also been a significant increase in large properties of 8 rooms or more (25.9%). The trends experienced during the intercensal period indicate continuing growth in larger dwelling sizes, of 4 and more bedrooms.
8. Whilst an analysis of property types and sizes in the intercensal period suggest that there is a growing demand for large properties in the NA (8 rooms or more), it is evident from the life stage modelling that demand for more medium homes may be apparent in the NA. Given the current stock, to avoid any misalignment, about 18% of new homes should be 1 bedroom, 39% should be 2 bedrooms and a further 43% 3 bedrooms.
9. Whilst the demand for three-bedroom homes will remain significant, it is important to acknowledge that building a greater proportion of 1 or 2 bedroom dwellings will cater for the growing older population and encourage older households to downsize (which will make existing larger family housing available for those in need). Moreover, it will also allow younger households to form, stay in the area, or relocate, as appropriate.

1.4 Findings of RQ2: Specialist housing for older people

10. The current provision of specialist accommodation is not sufficient to meet the needs of the projected elderly population, so CB&H should plan to deliver an additional 10 dwellings or bed spaces by 2036.
11. Specialist housing for the elderly should be split into the following tenures to reflect national trends and imbalances in the current stock:

	Affordable	Market
Adaptations, sheltered, or retirement living	2	5
Housing with care	1	2

12. It is very important to note, particularly given the existing lack of specialist housing for the elderly in the parish at present, that there is no expectation, obligation or requirement for these specialist care dwellings all to be provided within the NA itself. Clearly, in many cases, such as providing a single specialist dementia care dwelling, it would not be economically feasible to do so. As such, these 10 specialist dwellings should not be thought of as all needing to be provided within the neighbourhood plan housing target - rather, there may be some or no overlap between these dwellings and the overall housing target for the parish, if/when one is eventually provided by Wiltshire Council. This specialist dwelling need is more likely, therefore, to be provided within nearby settlements such as Salisbury. This will enable the elderly to live as close to the NA as possible while not promoting unsustainable patterns of travel.
13. The recommendation that the housing should be provided in Salisbury rather than the parish itself stems from the fact that while it is important to maximise the accessibility of all new housing, it is particularly important for specialist housing for the elderly to be provided in sustainable, accessible locations, for a number of reasons, as follows:
 - so that residents, who often lack cars of their own, are able to access local services and facilities, such as shops and doctor's surgeries, on foot;
 - so that any staff working there have the choice to access their workplace by more sustainable transport modes; and
 - so that family members and other visitors have the choice to access relatives and friends living in specialist accommodation by more sustainable transport modes.
14. Alongside the need for specialist housing to be provided in accessible locations, another important requirement is for cost effectiveness and economies of scale. This can be achieved by serving the specialist elderly housing needs arising from a number of different locations and/or neighbourhood plan areas from a single, centralised point (i.e. what is sometimes referred to as a 'hub-and-spoke' model).
15. Wherever the specialist housing need is to be accommodated, partnership working with specialist developers is recommended, so as to introduce a greater degree of choice into the housing options for elderly people who wish to leave their family homes in their old age.

1.5 Findings of RQ3: Housing for newly-forming households/first time buyers

16. Based on ONS Census data 2011, we have estimated that about 45 individuals below 35 had not yet formed their own household at that point. This represents around 19 households with the potential to be formed.
17. Based on the averages across the sources of data interrogated, an estimated tenure split of new-build homes can be calculated, having regard to the specific tenure needs of newly forming households. It should be noted that this estimated split emphasizes the importance to such households of both entry-level market sales (including affordable routes to home ownership) and private rent.
18. It is recommended that neighbourhood planners seek to ensure that a reasonable proportion of homes with these tenures are provided within new housing developments if the policy goal is to ensure that suitable and affordable housing for younger people can be provided within the Neighbourhood Plan area.

Recommended tenures in the Neighbourhood Plan area to meet the needs of newly forming households

Tenure	Recommended proportion
Home ownership	1%
Entry-level market sales/intermediate ownership product	5%
Social rent	17%
Private rent	77%

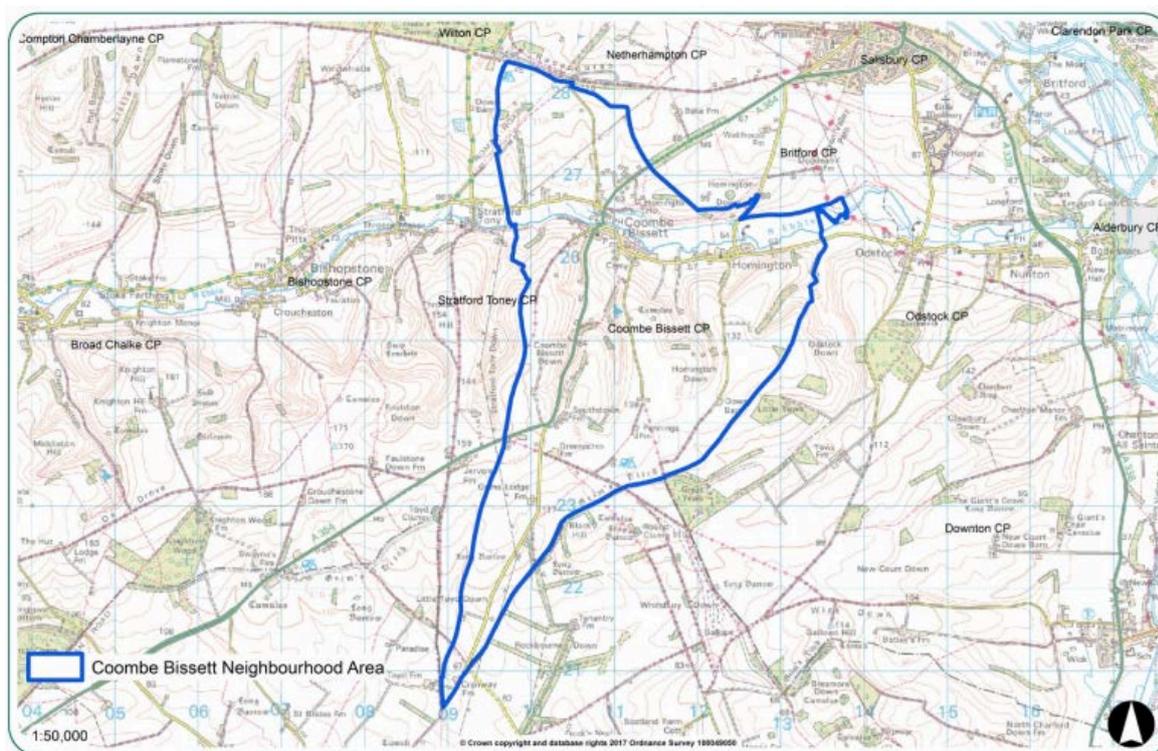
Source: AECOM calculations

2. Context

2.1 Local context

19. Coombe Bissett is a village and civil parish in the county of Wiltshire, south west England. The parish and NA also include the village of Homington. The NA lies within the River Ebble Valley. Part of the NA and the parish is also within the West Wiltshire and Cranborne Chase Area of Outstanding Natural Beauty (AONB), where significant restrictions apply to new development. Development within the NA is mostly outside the AONB, in the northern third of the parish.
20. The A354 road provides the NA with connections to Salisbury (3 miles north east) and the market town of Blandford Forum (20 miles south west) via the A354. It is also 18 miles east of Shaftesbury. There is limited public transport available, with infrequent buses connecting the NA to the aforementioned towns of Shaftesbury, Salisbury and Blandford Forum.

Figure 2-1: Coombe Bissett and Homington Neighbourhood Area



Source: Wiltshire Council

2.2 Planning policy context

21. In line with the Basic Conditions² of neighbourhood planning, Neighbourhood Plans (NPs) are required to be in general conformity with strategic policies in the adopted Local Plan. Consequently, there is a need for the relevant elements of the Local Plan to be reviewed as part of this Housing Needs Assessment (HNA).
22. Though Wiltshire is one of England's historic counties, it was only in 2009 that Wiltshire became a unitary authority, i.e. a single council preparing a single Local Plan for the whole of Wiltshire. Before that point, Coombe Bissett parish lay in Salisbury District Council's area.
23. The Wiltshire Local Plan currently comprises a number of documents, which in combination plan for the future development of the local area. They are the Wiltshire Core Strategy and various mineral and waste plans.

² PPG Paragraph: 065 Reference ID: 41-065-20140306

"The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004"

24. The Wiltshire Core Strategy Development Plan Document (DPD) was formally adopted on 20 January 2015. The Wiltshire Core Strategy is the most important part of the Local Development Framework (LDF), a suite of planning policy documents that will eventually replace the four local plans covering Wiltshire.
25. Wiltshire Council is reviewing the Wiltshire Core Strategy adopted in January 2015 (to be recast as the Wiltshire Local Plan) which identifies land for development for the period to 2026. The reviewed Wiltshire Core Strategy is currently in the initial consultation stages and the reviewed Wiltshire Core Strategy will not be adopted until at least late 2020. It is therefore necessary to review the existing adopted Wiltshire Core Strategy that was adopted in 2015.
26. Due to the scale of the Core Strategy's planning area, Wiltshire is divided for planning purposes into a number of 'Community Areas'. Coombe Bissett and Homington lie within the Southern Wiltshire Community Area.³
27. For the purposes of this review we will, in line with the requirements of neighbourhood planning, focus on adopted policy, i.e. the policies from the 2015 Wiltshire Core Strategy⁴. The key policies considered most relevant for the purposes of HNA are as follows:
- **Core Policy 1: Settlement Strategy** identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. The Settlement strategy designates Coombe Bissett as a Large Village⁵. Large Villages are defined as settlements with a limited range of employment, services and facilities. Development at Large Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.
 - **Core Policy 23: Spatial Strategy: Southern Wiltshire Community Area** states that development in the Southern Wiltshire Community Area should be in accordance with the Settlement Strategy set out in Core Policy. Whilst this policy outlines that strategic growth is not appropriate for the Southern Wiltshire Community Area, it does highlight the need for consideration to be given to the existing shortage of long-term beds in care homes.
 - **Core Policy 45: Meeting Wiltshire's housing needs - Type, mix and size** states that the type mix and size of developments must reflect local needs and contribute to the creation of mixed and balanced communities. The Wiltshire Strategic Housing Market Assessment identifies the housing needs of Wiltshire. Any variation to this must be justified through sound evidence which includes the Strategic Housing Market Assessment, the council's housing register, local needs surveys and other credible sources.
 - **Core Policy 46: Meeting the needs of Wiltshire's vulnerable and older people** states that developers will be required to demonstrate how their proposals respond to the needs of an ageing population. The provision of sufficient new accommodation for Wiltshire's older people will be supported. These include the provision of nursing accommodation, residential homes and extra-care facilities. Proposals for extra-care accommodation to be sold or let on the open market are not considered exempt from the need to provide affordable housing.

³ Though for Core Strategy planning purposes the parish is within the Southern Wiltshire Community Area, it lies for housing market assessment purposes in the Salisbury Housing Market Area.

⁴ Wiltshire Core Strategy 2015 can be accessed at: <http://www.wiltshire.gov.uk/adopted-local-plan-jan16-low-res.pdf>

⁵ The Core Strategy mentions Homington only once, to state that it is a 'settlement not identified in the settlement hierarchy that formerly had a boundary'. As Homington is not identified within the settlement hierarchy, this means that for Wiltshire Council planning purposes, it is considered have the same status as open countryside, and it will therefore have no dwelling target of its own.

3. Approach

3.1 Research Questions

28. Below we set out the research questions relevant to this study, as discussed and agreed with the Parish Council. Research Questions, abbreviated to 'RQ', are arrived at the start of the project through discussion with the parish. They serve to direct our research and provide the structure for the Housing Needs Assessment.

3.1.1 Type and size

29. The Parish Council wish to explore the type of housing needed in the NA. They are particularly concerned that the housing mix does not meet the needs of older people in the NA who wish to downsize. The Parish Council is conscious that there is a lack of suitable homes for both older people and young families who may require smaller properties than what is currently on the market. It is important to provide the correct mix of homes if the NA is to remain sustainable in the future.

RQ1: What type (terrace, semi, bungalows, flats and detached) and size (number of habitable rooms) of housing is best suited to meet local needs?

3.1.2 Specialist housing for older people

30. The Parish Council has expressed an interest in researching the housing need for older people in particular. The Wiltshire Council Housing Needs Survey results show a growing increase in preferences for older people's accommodation and therefore it is important that the housing need accommodates the growing demand. Moreover, there is demand for smaller suitable accommodation for older people, yet there is a lack of suitable supply to meet this demand.

RQ2. What provision should be made for specialist housing for elderly people within the NA?

3.1.3 Housing for newly forming households/first-time buyers

31. This question relates to the housing needs of newly forming households in the parish. For the purpose of this study, we define newly forming households as those where the Household Reference Person (HRP- a more modern term for the head of household) is aged between 18 and 35 and is looking to form their own independent household.

RQ3: What provision should be made in terms of housing for newly forming households/ first-time buyers in Coombe Bissett?

3.2 Relevant Data

3.2.1 Local Authority evidence base

32. It is logical and appropriate for Neighbourhood Plan-level assessments of housing need to refer to existing needs assessments prepared by the local planning authority as a starting point. As Coombe Bissett and Homington are in Wiltshire, we approached WC to understand the evidence base they have assembled to support the housing policies that appear in their Local Plan. The Local Plan for Wiltshire is the Wiltshire Core Strategy which was adopted in January 2015.

33. In addition, this provides a strong starting point for policy development that aims to build on and add local specificity to those of the Local Planning Authority (LPA) by enabling a comparison to be made with parish-level data (gathered as part of the preparation of this study), given that such an exercise reveals contrasts as well as similarities.

3.2.2 Other relevant data

34. In addition to the LPA evidence base, we have gathered data from a range of other sources to ensure our study is robust for the purposes of developing policy at the neighbourhood plan level. This includes, but is not limited to, Census data providing insights into demographic shifts.

3.2.3 Note on quantity of housing

35. Although determining the quantity of housing that the Neighbourhood Plan needs to plan for does not comprise one of the Research Questions originally agreed between the Parish Council and AECOM, the Parish Council have nonetheless indicated that it is an issue of interest.
36. As such, AECOM contacted Wiltshire Council's Spatial Planning Team⁶ to establish whether they were able to provide either a definitive or an indicative quantity figure to the Parish Council in line with their obligation to do so as set out in national planning policy (paragraphs 65 and 66 of the National Planning Policy Framework [NPPF] 2018).
37. At the time of the assessment, Wiltshire Council confirmed to AECOM that it was not able to provide either a definitive or an indicative quantity figure to the Parish Council because it was still in the process of determining overall quantity for Wiltshire in the emerging Local Plan, and only at that point would it be possible to disaggregate quantity figures to the many individual neighbourhood planning groups across the County who are asking for a quantity figure to be provided. Wiltshire Council also stated that they would consider but did not indicate whether or not they would support the calculation of a quantity figure to inform the Neighbourhood Plan by any third party.
38. As such, it can be concluded at the time of writing that the ball is in the Council's court on the issue of quantity, and AECOM understands in this regard that the Parish Council continues to seek clarification from the Council on this important issue.

⁶ Conversation with Anna McBride, April 2019.

4. RQ 1: Type and size

RQ1: What type (terrace, semi, bungalows, flats and detached) and size (number of habitable rooms) of housing is best suited to meet local needs?

4.1 Introduction

39. The Government's Planning Practice Guidance (PPG) recommends a consideration of the existing housing provision and its suitability, having regard to demographic shifts in age and household composition as well as affordability, to address future as well as current community need. For this reason, we start with a consideration of type and size within the existing housing stock.

4.2 Background and definitions

40. Before beginning our consideration of type and size, it is important to understand how different types of households occupy their homes. Crucially, household 'consumption' of housing (in terms of housing size) tends to increase alongside wages, with the highest earning households consuming relatively more (i.e. larger) housing than those on lower incomes. Similarly, housing consumption tends to increase, alongside wealth and income, with age, such that older households tend to have larger homes than younger households, often as a result of cost and affordability⁷.

41. In this context, even smaller households (those with smaller numbers of inhabitants, including just one or two people) may be able to choose to live in larger homes than their needs would suggest, and thus would be defined in Census terms as under occupying their homes. This is a natural feature of the housing market, and can even distort considerations of future housing needs, with market dynamics and signals giving a very different picture than demographics, household type and size suggest for future years.

42. In order to understand the terminology surrounding size of dwellings, it is important to note the number of rooms recorded in Census data excludes some rooms such as bathrooms, toilets and halls; and to be clear that data on dwelling size is collected on the number of rooms being occupied by each household. In the section that follows, 'dwelling sizes' should be translated as follows⁸:

- 1 room = bedsit
- 2 rooms = flat/house with one bedroom and a reception room/kitchen
- 3 rooms = flat/house 1-2 bedrooms and one reception room and/or kitchen
- 4 rooms = flat/house with 2 bedroom, one reception room and one kitchen
- 5 rooms = flat/house with 3 bedrooms, one reception room and one kitchen
- 6 rooms = house with 3 bedrooms and 2 reception rooms and a kitchen, or 4 bedrooms and one reception room and a kitchen
- 7+ rooms = house with 3, 4 or more bedrooms

43. It is also useful to clarify somewhat the census terminology around dwellings and households spaces, which can be confusing in the context of flats, apartments, shared and communal dwellings, and houses in multiple occupation, all types which typically fall into the private rented sector. Dwellings are counted in the census by combining address information with census returns on whether people's accommodation is self-contained⁹, and as such all dwellings are classified into either shared or unshared dwellings. Household spaces make up the individual accommodation units forming part of a shared dwelling.

44. The key measure of whether a dwelling is shared or unshared relates to the census' definition of a household. A household is defined as "One person living alone or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area."¹⁰ On this basis, where unrelated residents of a dwelling share rooms other than a kitchen, this would be considered a single household in an unshared dwelling, whilst where only a kitchen is shared, each resident would be considered a household in their own right, and the dwelling would be considered shared.

⁷ Wiltshire Strategic Housing Market Assessment 2015, pp.130, para 8.5

⁸ <https://www.nomisweb.co.uk/census/2011/qs407ew>

⁹ <https://www.gov.uk/guidance/dwelling-stock-data-notes-and-definitions-includes-hfr-full-guidance-notes-and-returns-form>

¹⁰ Ibid.

45. Whilst it is unlikely that these issues are of particular relevance to Coombe Bissett and Homington (CB&H), given that their main applicability is to students and other groups of people likely to be sharing homes, it is still helpful to understand the terms as a background to the data in this chapter.

4.3 Existing types and sizes

4.3.1 Type

46. Table 4-1 below shows the mix of types of dwelling in the NA and how this compares with County and national geographies.
47. It is evident that the dwelling mix in CB&H is significantly different to that of Wiltshire. There is a significantly higher proportion of detached homes in comparison with Wiltshire as a whole (78% against 35%), which highlights the rural nature of the parish. Meanwhile, Wiltshire has higher proportions of all other house types.

Table 4-1: Accommodation type (households) in CB&H, 2011

Dwelling type		CB&H	Wiltshire	England
Whole house or bungalow	Detached	78.3%	35.1%	22.4%
	Semi-detached	15.7%	31.0%	31.2%
	Terraced	3.0%	21.9%	24.5%
Flat, maisonette or apartment	Purpose-built block of flats or tenement	1.3%	8.7%	16.4%
	Parts of a converted or shared house	0.7%	1.8%	3.8%
	In commercial building	0.3%	0.9%	1.0%

Source: ONS 2011, AECOM Calculations

Size

48. Table 4-2 below shows that households are slightly smaller in CB&H compared to Wiltshire (2.3 persons against 2.4), despite having a higher average number of both rooms and bedrooms. In the following paragraphs, we further investigate the size of dwellings in the NA.

Table 4-2: Occupancy Summary Table

	CB&H	Wiltshire
All categories:	291	194,194
Average household size	2.3	2.4
Average number of rooms per household	7.4	6
Average number of bedrooms per household	3.5	3

Source: ONS 2011 (KS403EW)

49. It is also relevant to consider how the number of rooms occupied by households has changed between the 2001 and 2011 Censuses. This metric provides a proxy for the size of dwellings in a given geography. This data is presented in Table 4-3 and shows quite clearly that there has been a decrease in smaller and medium homes of between 1 and 6 rooms¹¹. However, there has also been a significant increase in large properties of 8 rooms or more (25.9%).

¹¹ Such a decrease normally occurs through redevelopment of the existing stock. For the avoidance of doubt, throughout all statistical tables in this report comparing data from the 2001 and the 2011 Censuses, where a negative number is shown, this means there has been an absolute (not a relative) decrease in that type of dwelling. However, note that in some cases sample sizes can be very small and so what could look like a dramatic reduction could have been the redevelopment of a single dwelling- for example, if there has been a 100% decrease in one-bed properties between 2001 and 2011, this could mean there were two in 2001 but only one in 2011.

Table 4-3: Rates of change in number of rooms per household in CB&H, 2001-2011

Number of Rooms	CB&H	Wiltshire	England
1 Room	0.0%	-30.6%	-5.2%
2 Rooms	-33.3%	20.9%	24.2%
3 Rooms	-28.6%	21.2%	20.4%
4 Rooms	-13.6%	2.5%	3.5%
5 Rooms	-20.4%	-1.3%	-1.8%
6 Rooms	-18.2%	5.2%	2.1%
7 Rooms	0.0%	17.3%	17.9%
8 Rooms or more	25.9%	30.0%	29.8%

Source: ONS 2011, AECOM Calculations

50. Table 4-4 below sets out the distribution of the number of rooms by dwelling (i.e. household space). From this data, it is apparent that there is a predominance of medium to larger dwellings, not only in CB&H but also in Wiltshire, whilst there are far fewer houses of one to three habitable rooms.
51. 97.6% of the stock in CB&H can be considered family dwellings (four rooms or more) and 46.7% of them are very large properties (with 8 rooms or more). The remaining 11.3% of homes are small to medium sizes of 1-4 rooms. It is evident that these figures differ from the distribution of housing in Wiltshire as a whole.

Table 4-4: Number of rooms per household space, 2011

Number of Rooms 2011	CB&H		Wiltshire	
	Frequency	%	Frequency	%
1 Room	0	0.0%	548	0.3%
2 Rooms	2	0.7%	3334	1.7%
3 Rooms	5	1.7%	12081	6.2%
4 Rooms	19	6.5%	32860	16.9%
5 Rooms	39	13.4%	42363	21.8%
6 Rooms	45	15.5%	38169	19.7%
7 Rooms	45	15.5%	24310	12.5%
8 Rooms or more	51	17.5%	18095	9.3%
9 Rooms or more	85	29.2%	22434	11.6%
Total				

Source: ONS 2011, AECOM Calculations

52. It is also particularly useful to cross-reference this data with Census estimates of the number of bedrooms for each household in CB&H and Wiltshire. Table 4-5 summarises the proportion of households occupying each size of home in terms of the number of bedrooms. The data shows that the distribution of bedrooms in CB&H differs from that of Wiltshire. Homes in CB&H tend to have more bedrooms than the Wiltshire average.

Table 4-5: Number of bedrooms in household spaces, 2011

Bedrooms	CB&H		Wiltshire	
	Number	%	Number	%%
All categories: Number of bedrooms	291		194,194	
No bedrooms	0	0.0%	330	0.2%
1 bedroom	6	2.1%	14,181	7.3%
2 bedrooms	44	15.1%	47,905	24.7%
3 bedrooms	101	34.7%	79,963	41.2%
4 bedrooms	94	32.3%	39,187	20.2%
5 or more bedrooms	46	15.8%	12,628	6.5%

Source: ONS 2011 (QS411EW), AECOM Calculations

4.3.2 Summary of size data

53. In summary, homes in CB&H are mostly medium to large sized, and this differs from the housing distribution of Wiltshire as a whole. Recent trends suggest that large homes are in demand in the NA, as there has been a significant increase in the amount of these homes delivered over the intercensal period. Meanwhile, there has been a reduction in small and medium-sized homes available in the NA.

4.4 Household composition and age structure

54. Having established the current stock profile of CB&H, and identified recent changes in its composition, the evidence assembled in this section shows the composition of households both now and how they are likely to change in future years. Through a consideration of the types of households forming, and the mix of age groups, it is possible to arrive at recommendations as to how the size of housing in CB&H should be influenced by Neighbourhood Plan policy.

4.4.1 Current Household Composition

55. Household composition is a fundamental factor driving the size of housing that will be needed in CB&H in the future. As of 2011, the NA had 291 households, representing 0.15% of Wiltshire's total.
56. In Table 4-6, we present data relating to household composition drawn from Census 2011 in the NA. Overall, the findings differ slightly from those of Wiltshire. In the NA, one-person households aged 65 and over form a slightly higher proportion of all households than across Wiltshire. Moreover, there is a lower proportion of family households with dependent children in the NA than the County.

Table 4-6: Household composition (by household) in CB&H, 2011¹²

		CB&H	Wiltshire	England
One person household	Total	26.8%	26.7%	30.2%
	Aged 65 and over	17.2%	12.7%	12.4%
	Other	9.6%	14.0%	17.9%
One family only	Total	65.6%	68.1%	61.8%
	All aged 65 and over	15.8%	10.1%	8.1%
	With no children	21.6%	21.3%	17.6%
	With dependent children	21.0%	28.0%	26.5%
	All children Non-Dependent	7.2%	8.7%	9.6%
Other household types	Total	7.6%	5.2%	8.0%

Source: ONS 2011, AECOM Calculations

4.4.2 Future household composition and age mix

57. We now consider how household composition has shifted over the 2001-11 inter-Census period, before examining how it is expected to evolve towards the end of the Plan period in 2036.
58. Table 4-7 below shows that one person households have decreased in CB&H compared to a growth in Wiltshire (-7.1% against 9.4% respectively). However, there has been a significant increase in the homes headed by one person under the age of 65, of 16.7%. There has been an increase in family categories with no children or dependent children (18.9% and 8.9%). As this picture is mixed, it is difficult to infer a clear conclusion on neighbourhood trends on the basis of this table alone.

Table 4-7: Rates of change in household composition in CB&H, 2001-2011

Household type		Percentage change, 2001-2011		
		CB&H	Wiltshire	England
One person household	Total	-7.1%	9.4%	8.4%
	Aged 65 and over	-16.7%	0.6%	-7.3%
	Other	16.7%	18.7%	22.7%
One family only	Total	-1.5%	9.3%	5.4%
	All aged 65 and over	-14.8%	6.3%	-2.0%
	With no children	18.9%	10.9%	7.1%
	With dependent children	8.9%	8.4%	5.0%
	All children non-dependent	-32.3%	11.8%	10.6%
Other household types	Total	15.8%	22.9%	28.9%

Source: ONS 2011, AECOM Calculations

59. It is important to note that whilst, there are some contrasts in the rates of change between the NA and Wiltshire, the actual amount of change within the parish involves relatively small absolute figures as seen in Table 4-8 .

¹² In this and all other tables on household composition in the report, the Census data divides all households into three mutually exclusive categories: 'one person households', 'one family households' and 'other household types'. All tables in this report using this data have taken this three-way mutually exclusive split into account.

Table 4-8: Household composition in CB&H, 2001-2011

Household type		2001		2011	
		CB&H	Wiltshire	CB&H	Wiltshire
One person household	Total	297	176655	291	194194
	Aged 65 and over	84	47409	78	51845
	Other	60	24458	50	24608
One family only	Total	24	22951	28	27237
	All aged 65 and over	194	121026	191	132246
	With no children	54	18404	46	19564
	With dependent children	53	37262	63	41313
	All children non-dependent	56	50242	61	54466
Other household types	Total	31	15118	21	16903

Source: ONS 2011, AECOM Calculations

4.5 Dwelling mix determined by life-stage modelling

60. In this section, we provide an estimate of the mix of sizes of home needed by the end of the Plan period by matching future household composition to current patterns of occupation by age (working from the reasonable assumption set out at the start of this section, in the absence of evidence to the contrary, namely that the same household types are likely to wish to occupy the same size of homes in 2036 as they did in 2011).
61. First, we use household projections provided by the Ministry of Housing, Communities and Local Government (MHCLG)¹³ to achieve an understanding of the future distribution of households by the age of the Household Reference Person (HRP). This data is only available at Wiltshire level and for the years 2014 and 2039. Therefore, we have had to estimate what the distribution of households, by the age of the HRP, would be in 2036. The data is presented in Table 4-9 below.

Table 4-9: Projected distribution of households by age of HRP (Wiltshire)

	Age of HRP 24 and under	Age of HRP 25 to 34	Age of HRP 35 to 54	Age of HRP 55 to 64	Age of HRP 65 and over
2011	4,885	21,376	76,828	35,773	55,332
2014	5,296	23,639	74,533	34,598	63,738
2036	5,992	23,409	67,382	35,369	103,237
2039	6,087	23,378	66,407	35,475	108,623

Source(s): MHCLG 2014-based household projections, ONS 2011(QS111EW) (LC4201EW), AECOM Calculations

62. At this point, it is necessary to derive an estimate of the future change in age structure of the population in CB&H. To do so, the percentage of increase expected for each group in Wiltshire, derived from the data presented in Table 4-9, was applied to the Parish population. The results of our calculation are detailed in Table 4-10 below:

Table 4-10: Projected distribution of households in CB&H by age of HRP

	Age of HRP 24 and under	Age of HRP 25 to 34	Age of HRP 35 to 54	Age of HRP 55 to 64	Age of HRP 65 and over
2011	2	21	82	72	114
2014	2	23	80	70	131
2036	2	23	72	71	213

Source: ONS 2011(QS111EW) (LC4201EW) AECOM Calculations

63. In Table 4-11, we cross-reference data from the MHCLG 2014-based household projections with the size of dwelling by HRP in Wiltshire as recorded in the 2011 Census. This results in a modelled estimate of the proportion of dwelling sizes that will be occupied by each age band across the County in 2036.

¹³ MHCLG 2014-based Household Projections are available at <https://www.gov.uk/government/statistics/2014-based-household-projections-in-england-2014-to-2039>

Table 4-11: Projected size of dwelling by age of HRP, grouped (Wiltshire, 2036)

	Age of HRP 16 to 24	Age of HRP under 35	Age of HRP 35 to 54	Age of HRP 55 to 64	Age of HRP 65 and over
1 bedroom	19.3%	10.4%	5.5%	5.8%	9.2%
2 bedrooms	54.5%	40.5%	19.0%	19.1%	27.3%
3 bedrooms	21.4%	39.2%	42.3%	41.4%	41.9%
4 bedrooms	3.4%	8.0%	24.9%	24.8%	16.8%
5+ bedrooms	1.2%	1.8%	8.2%	8.9%	4.8%

Source(s): MHCLG 2014-based household projections, ONS 2011 (CT0621), AECOM Calculations

64. Having established the preference shown by households at different life-stages towards dwellings of different sizes, and the approximate number of households in Wiltshire and CB&H falling into each of these stages at the end of the Plan period in 2036, it is now possible to develop extrapolate recommendations for CB&H to overcome any misalignments between supply of dwellings and demand between now and 2036.

Table 4-12: Ideal size distribution in CB&H in 2036, according to household life-stages

	Age of HRP 16 to 24	Age of HRP under 35	Age of HRP 35 to 54	Age of HRP 55 to 64	Age of HRP 65 and over	Total Households requiring dwelling sizes
Pop 2036	2	23	72	71	213	-
1 bedroom	0	2	4	4	19	30
2 bedrooms	1	9	14	14	58	96
3 bedrooms	1	9	30	29	89	159
4 bedrooms	0	2	18	18	36	73
5+ bedrooms	0	0	6	6	10	23
Total dwellings by age range	2	22	72	71	212	381

Source: Census 2011, AECOM Calculations

65. It is now possible to compare the housing mix in terms of size in 2011 against the projected requirement based on the ideal size distribution in CB&H set out above. Table 4-13 below indicates that, by 2036, the distribution of dwellings should be weighted more towards the medium part of the size spectrum, with a particular focus on dwellings of 2 to 3 bedrooms.

Table 4-13: Size distribution in 2011 compared to ideal distribution in 2036 (CB&H)

Number of bedrooms	2011		2036	
1 bedroom	6	2.1%	30	8.0%
2 bedrooms	44	15.1%	96	25.2%
3 bedrooms	101	34.7%	159	41.6%
4 bedrooms	94	32.3%	73	19.2%
5 or more bedrooms	46	15.8%	23	6.0%
Total households	291	100.0%	381	100.0%

Source: Census 2011, AECOM Calculations

66. Table 4-14 sets out the misalignment between demand for housing, based on the dwelling size preferences expressed by households at different life-stages across Wiltshire as captured in the 2011 Census, and the current stock available in the NA.
67. Note that this table needs to be caveated in the sense that it relies on 2011 Census data and the Government's household projections, meaning that this is a modelled estimate helping those planning for future demand. It is not a definitive forecast of the growth that CB&H will experience over the Plan period, but it is the best way to estimate the number of dwellings to plan for on the basis of information currently available.

Table 4-14: Misalignments of supply and demand for housing

Number of bedrooms	2011	2036	Change to housing mix	Recommended split
1 bedroom	6	30	24	18%
2 bedrooms	44	96	52	39%
3 bedrooms	101	159	58	43%
4 bedrooms	94	73	-21	0.0%
5 or more bedrooms	46	23	-23	0.0%
Totals ¹⁴	291	381	90	100%

Source: AECOM Calculations

68. In order to avoid misalignment between supply and demand and to re-balance the stock, we recommend that approximately 18% of houses in new developments be one-bedroom homes, 39% two-bedroom and 43% three-bedroom. Most of the need will be for one, two and three-bedroom homes and, as such, there will be no need to build further large properties with four or more bedrooms.
69. Because in light of the national and local housing shortage, it is rarely advisable or practicable to remove dwellings from the available stock, as would otherwise be suggested here for dwellings with four or more bedrooms, we have set the recommended split at 0% rather than a negative number, and rebalanced the other sizes as percentages of the additional dwellings they represent in total.

4.6 Wiltshire Council Housing Needs Survey

70. Before concluding this section, it is appropriate also to review the results of the recent Wiltshire Council Housing Needs Survey¹⁵ for CB&H.
71. However, as a very important caveat, the Housing Needs Survey covers only the need for affordable housing, and does not, unlike this study, assess the need for market housing as well. Therefore it should not be considered a proxy for overall housing need in the parish.
72. The survey asked respondents “What type of accommodation is your household seeking?” The results from this survey reveal that. In the affordable tenure at least, detached and semi-detached homes remain in high demand, and to a lesser extent terraced homes. Bungalows are also in high demand and this again reflects the projected increase in the elderly population.
73. Table 4-15 below sets out the misalignments between the supply and demand for affordable housing as established by the Survey.

Table 4-15: Misalignments of supply and demand for affordable housing, Wiltshire Council Housing Survey 2018

Home Type	2011	2018
Detached	87%	83%
Semi-detached	87%	83%
Terraced (including end-terrace)	50%	50%
Flat / apartment	22%	22%
Maisonette	22%	22%
Bungalow	50%	50%
Mobile home, caravan or other mobile structure	15%	12%

Source: Wiltshire Council Housing Needs Survey Results (May 2018)

¹⁴ It is important to caveat this ‘totals’ row in the sense that this report is not recommending that 90 new dwellings be provided over the Plan period. The figure of 90 is a policy-off assumption based on population projections. The actual quantity of housing to plan for will be provided by Wiltshire Council, although the Parish Council may wish to invite Wiltshire Council to take Table 4-14 into consideration when providing such a figure.

¹⁵ For details, please refer to <http://www.wiltshire.gov.uk/housing-local-housing-needs>

4.7 Conclusion- type and size

4.7.1 Dwelling type

74. The type of home (detached, semi-detached, terraced or flat) is more a matter of taste than need and is therefore of secondary importance in the context of a Housing Needs Assessment. Notwithstanding this, the housing types that are most likely to meet the needs of the Parish population, based on the current stock transaction data from the land registry, are detached homes. Additionally, bungalows appeal to older people and this particular type should be promoted so as to meet the demand of a growing elderly population.
75. It is also important to acknowledge the results of the Wiltshire Council Housing Needs Survey (May 2018) which revealed a strong local support for older people's accommodation, at least in the tenure of affordable housing, and therefore the type and sizes of homes in the affordable housing tenure element of new developments should also consider the needs of the growing elderly community in the NA¹⁶.

4.7.2 Dwelling size

76. This chapter has shown that CB&H is dominated by medium and large properties. However, household size is slightly smaller in the NA than across Wiltshire (average household size in the NA is 2.3 against 2.4), despite dwellings having a higher average number of both rooms and bedrooms.
77. There has been a decrease in smaller and medium homes of 1- 6 rooms. However, there has also been a significant increase in large properties of 8 rooms or more (25.9%). The trends experienced during the intercensal period indicate continuing growth in larger dwelling sizes, of 4 and more bedrooms.
78. Whilst an analysis of property types and sizes in the intercensal period suggest that there is a growing demand for large properties in the NA (8 rooms or more), it is evident from the life stage modelling that demand for more medium homes may be apparent in the NA. Given the current stock, to avoid any misalignment, about 18% of new homes should be 1 bedroom, 39% should be 2 bedrooms and a further 43% 3 bedrooms.
79. Whilst the demand for three-bedroom homes will remain significant, it is important to acknowledge that building a greater proportion of 1 or 2 bedroom dwellings will cater for the growing older population and encourage older households to downsize (which will make existing larger family housing available for those in need). Moreover, it will also allow younger households to form, stay in the area, or relocate, as appropriate.

¹⁶ Wiltshire Council Housing Needs Survey Results, May 2018

5. RQ 2: Specialist Housing for Older People

RQ2: What provision should be made for specialist housing for elderly people within the NA?

5.1 Introduction

80. The following section considers the specific needs associated with older people (defined as aged 75+) in CB&H and makes projections of how needs might change in the future. To do so, we draw upon available secondary data on existing provision rates, the outputs of demographic modelling and the subsequent use of a tool recommended by the Housing Learning and Improvement Network (HLIN).
81. Older people typically occupy a broad range of accommodation, including market housing and more specialist accommodation. Two main types of specialist accommodation for older people include sheltered housing and extra care housing (see Appendix B for definitions).

5.2 Background

82. Before considering the need for specialist housing in CB&H in more detail, it is useful to understand the national context for specialist housing for the elderly across England (see Appendix A for definitions).
83. Between 1974 and 2015, the population aged 65 and over in England grew 47% and the population aged 75 and over grew by 89%.¹⁷ A Demos survey of over 60s conducted in 2013 found a “considerable appetite” amongst this age group to move to a new property, with one quarter of all those surveyed suggesting they would be interested in buying a specialist property, and one quarter considering renting a specialist home.¹⁸
84. Indeed, 76% of those in homes of three or more bedrooms wished to downsize, and this rose to 99% of those in homes of five or more bedrooms, with two bedrooms the preferred choice for both.¹⁹ However, in spite of evidence of high demand, currently only 5% of elderly people’s housing is made up of specialist homes,²⁰ with Demos suggesting that “the chronic under-supply of appropriate housing for older people is the UK’s next housing crisis”,²¹ and local authorities often “accused of reluctance to approve development plans for specialist housing...out of fear of increased care costs”.²² Indeed, whilst many of those surveyed may consider moving, the percentage that ultimately does is likely to be relatively low, and many who do may move into general needs housing, for example market sale bungalows.
85. In 2014 there were approximately 450,000 units of sheltered social rented and private sector retirement housing in England, with approximately one quarter of these in private sector and the rest provided at social rent levels.²³ This situation reflects the significant constraints on the delivery of such housing in the market sector, as well as the improved health of older people today in comparison with previous generations.
86. Given that the vast majority of people over 75 live in their own homes, but that the current stock is primarily for social rent, AECOM has developed a ‘tenure-led’ approach to calculating the need for specialist housing, which also takes into account the health and mobility of population of the NA so as to arrive at projections for future need for specialist housing provided with some level of care or other services.
87. The following section applies a three stage process to determine the potential incidence of need for specialist housing for the elderly, based on tenures, projections of the future population of elderly people in the NA, and Census data relating to mobility limitations and overall health. These are then compared with rates of provision that have been recommended by the Housing Learning and Improvement Network (HLIN), as well as with existing rates of provision across Wiltshire.
88. Clearly, this calculation represents an assumption, with the actual decision for an elderly person to enter specialist housing highly dependent on individual circumstances. As already noted, the actual proportion of elderly people that can be considered in need of specialist housing is affected both by overall levels of health as well as by individual lifestyle choices, given that the vast majority of elderly people currently choose to continue to live in their homes into their old age.

¹⁷ <http://researchbriefings.files.parliament.uk/documents/CBP-7423/CBP-7423.pdf>

¹⁸ <https://www.demos.co.uk/files/TopoftheLadder-web.pdf?1378922386>

¹⁹ Ibid.

²⁰ https://www.housinglin.org.uk/assets/Resources/Housing/OtherOrganisation/for-future-living_Oct2014.pdf

²¹ <https://www.demos.co.uk/files/TopoftheLadder-web.pdf?1378922386>

²² <http://researchbriefings.files.parliament.uk/documents/CBP-7423/CBP-7423.pdf>

²³ https://www.ageuk.org.uk/globalassets/age-uk/documents/reports-and-publications/reports-and-briefings/safe-at-home/rb_july14_housing_later_life_report.pdf

89. The charity Age UK suggests that “inaccessible housing should not force anyone out of their home or local community against their wishes. It’s much better to have ‘pull factors’ that attract older people towards housing alternatives.”²⁴ By understanding the tenure breakdown of specialist housing need, we are able to better understand the extent to which demand will be a factor in this market segment.

5.3 Current supply of specialist housing for the elderly in CB&H

90. In terms of specialist housing that is not classified as a communal establishment, there are no specialist accommodation residences in CB&H²⁵. There are also no specialist dwellings or bed spaces for the elderly, for a 2011 population aged 75+ of 19²⁶. Given that this is a rural parish relatively more remote from services and facilities, neither of these findings are particularly surprising.

91. Having said this, the Parish Council have stated that there is some Council development within CB&H where occupants must be aged over 55 to qualify for residence, but this obviously would not fall into the definition of housing specifically for those aged 75+, and this presumably explains why it is not included in the www.housingcare.org dataset.

5.4 Future needs for specialist housing for the elderly

5.4.1 Modelling change in the population over 75 by the end of the Plan period

92. Table 5-1 below identifies the growth in the population of residents over 75 between the 2011 Census and 2036 and shows an estimate of the number of residents aged 75+ in 2036 (**40**).

Table 5-1: Modelled change in the population over 75 between 2011 and 2036

Year	2011		2036 Projection	
	CB&H	Wiltshire	CB&H	Wiltshire
All ages	258	470,981	296	540,737
75+	19	40,418	40	84,296
% of population aged 75+	7.4%	8.6%	13.4%	15.6%

Source: 2014-based Sub-national population projections and Census 2011 (ONS), AECOM calculations

93. The method used to estimate this number can only be an estimate given that MHCLG population projections do not provide data at the NA level. AECOM therefore uses the following four-step method to develop the estimate:

- Using MHCLG population projections, we take the size of the total Local Authority population (540,737) and its population aged 75+ (84,296) at the end of the Plan period.
- Using Census data 2011, we take the population size for CB&H compared with that of Wiltshire together with the number of those aged 75+.
- We develop an estimate of the size of the total population in CB&H at the end of the Plan period by assuming it is the same proportion of the Wiltshire population as in the 2011 Census, which produces a number of **296**;
- To formulate an estimate of the 75+ population in CB&H at the end of the Plan period, we make a reasonable assumption that it will make up the same proportion of the overall Wiltshire population aged 75+ as in the 2011 Census, which produces a number of **40**.

94. In both the NA and Wiltshire as a whole, the proportion of people aged 75+ is expected to increase by 2036. It is forecast to form 13.4% of the total population in CB&H and 15.6% in Wiltshire. In CB&H, this results in **an increase of 21 people aged 75+** between 2011 and 2036.

²⁴ <https://www.ageuk.org.uk/documents/EN-GB/Political/Age%20UK%20ID201813%20Housing%20Later%20Life%20Report%20-%20final.pdf?dtrk=true>

²⁵ : <http://www.housingcare.org>

²⁶ While the Parish Council reports that a more recent Neighbourhood Survey revealed significantly more people living in the Parish aged over 75 than Census data suggests, for the purposes of this and other Housing Needs Assessments, for the sake of consistency and clarity, only Census data can be used.

5.4.2 Quantity of housing needed for older people

95. In determining the quantity of housing needed for older people, we first take into account backlog need (i.e. the provision required across the additional and existing elderly population to raise levels to meet the amount of need). Here, there is a backlog identified, because the provision in CB&H is below the national average and the HLIN recommendation (273 specialist dwellings per 1000 of the elderly population aged 75+).
96. Applying the forecast of 40 residents aged 75+, we would therefore recommend that CB&H plan for an outstanding requirement of **10 additional specialist dwellings**, or a theoretical average of approximately 1 such dwelling per annum until the end of the Plan period.²⁷

Table 5-2: Range of specialist housing need projections based on different rates of provision

	Provision at current rate	at (170/1000 population 75+)	Need based on national average	Need based on HLIN recommendation
Rates	(0/1000 population 75+)		(170/1000 population 75+)	(251/1000 population 75+)
2018	224		319	471
Backlog	0		0	0
2036	0		7	10
Additional Provision Required (including backlog)	-		7	10

Source: AECOM Calculations

5.4.3 Type of housing needed for older people

97. In determining an appropriate type of housing for older people, we have applied the Housing Learning and Improvement Network’s Strategic Housing for Older People (SHOP) tool and its suggested numbers per 1,000 of the 75+ population²⁸. This tool was published to show the prevalence rates for different types of specialist housing for persons aged 75 and over, and a key table from it is reproduced in Figure 5-1 below.

Figure 5-1: Older person’s prevalence rate

FORM OF PROVISION	ESTIMATE OF DEMAND PER THOUSAND OF THE RELEVANT 75+ POPULATION
Conventional sheltered housing to rent	60
Leasehold sheltered housing	120
Enhanced sheltered housing (divided 50:50 between that for rent and that for sale) ²⁶	20
Extra care housing for rent	15
Extra care housing for sale	30
Housing based provision for dementia	6

Source: Housing LIN (2011)

98. Table 5-2 estimates of the number of older people aged 75+ in 2036 in CB&H to be **40**. According to our calculations, this will result, by 2036, in a need for a **net quantity of 10 dwellings/spaces** in specialist accommodation broken down as set out in Table 5-3.

²⁷ In reality, it is very unlikely that specialist dwellings for older people would be delivered at the rate of one per year; this figure is an average.

²⁸ Housing LIN (2011) Strategic Housing for Older People: Planning, designing and delivering housing that older people want, available online at: <http://www.housinglin.org.uk/library/Resources/Housing/SHOP/SHOPResourcePack.pdf>

Table 5-3: Additional Specialist Housing Provision needed by 2036²⁹

Form of provision	Provision per thousand	Provision per actual population in CB&H
Conventional sheltered housing to rent (affordable)	60	2
Leasehold sheltered housing (market)	120	5
Enhanced sheltered housing (divided 50:50 between that for rent and that for sale)	20	1
Extra care housing for rent (affordable)	15	1
Extra care housing for sale (market)	30	1
Housing based provision for dementia (affordable)	6	0

Source: Housing LIN, AECOM Calculations

99. Table 5-4 below gives a grouped breakdown of these results.

Table 5-4: Additional Specialist Housing need arising from CB&H by 2036 (Type and Tenure)

	Affordable	Market	Total
Adaptations, sheltered, or retirement living	2	5	7
Housing with care (e.g. extra care)	1	2	3
Total	3	7	10

100. It is very important to note, particularly given the existing lack of specialist housing for the elderly in the parish at present, that there is no expectation, obligation or requirement for these specialist care dwellings all to be provided within the NA itself. Clearly, in many cases, such as providing a single specialist dementia care dwelling, it would not be economically feasible to do so. As such, these 10 specialist dwellings should not be thought of as all needing to be provided within the neighbourhood plan housing target - rather, there may be some or no overlap between these dwellings and the overall housing target for the parish, if/when one is eventually provided by Wiltshire Council. This specialist dwelling need is more likely, therefore, to be provided within nearby settlements such as Salisbury. This will enable the elderly to live as close to the NA as possible while not promoting unsustainable patterns of travel.

101. The recommendation that the housing should be provided in Salisbury rather than the parish itself stems from the fact that while it is important to maximise the accessibility of all new housing, it is particularly important for specialist housing for the elderly to be provided in sustainable, accessible locations, for a number of reasons, as follows:

- so that residents, who often lack cars of their own, are able to access local services and facilities, such as shops and doctor's surgeries, on foot;
- so that any staff working there have the choice to access their workplace by more sustainable transport modes; and
- so that family members and other visitors have the choice to access relatives and friends living in specialist accommodation by more sustainable transport modes.

102. Alongside the need for specialist housing to be provided in accessible locations, another important requirement is for cost effectiveness and economies of scale. This can be achieved by serving the specialist elderly housing needs arising from a number of different locations and/or neighbourhood plan areas from a single, centralised point (i.e. what is sometimes referred to as a 'hub-and-spoke' model).

103. Wherever the specialist housing need is to be accommodated, partnership working with specialist developers is recommended, so as to introduce a greater degree of choice into the housing options for elderly people who wish to leave their family homes in their old age.

²⁹ Note that, like all other future projections and estimates in this report, this table needs to be caveated as a forecast based on existing data.

6. RQ3: Newly forming households/first-time buyers

RQ3: What provision should be made in terms of housing for newly forming households/ first-time buyers in Coombe Bissett and Homington?

6.1 Introduction

104. This part of the research question relates to the housing needs of newly forming households in CB&H. For the purpose of this HNA, we define newly forming households as those where the HRP³⁰ is aged between 18 and 35 and is looking to form their own independent household.

6.2 Assessment

105. We start by assessing the ONS 'Age by single year' dataset. This reveals that there were 87 individuals aged between 18 and 35 in the Neighbourhood Plan area in Census 2011. This represents 12.9% of the population (675). These individuals may or may not have formed their own households.

106. Table 6-1 below shows there to have been a total of 23 households with an HRP aged below 35, or around 7.9% of all 291 households in Coombe Bissett. To estimate the number of individuals aged between 18 and 35 residents this represents, we use the following approach:

- i. We multiply the number of households under 35 by the average household size in the Neighbourhood Plan area (2.32 individuals per household), which results in 53 individuals. (23 multiplied by 2.32 =53)
- ii. We then discount the number of individuals below 18. As 11 households live with at least one dependent child, we estimated there were about 11 children among these households. (53 - 11 = 42)
- iii. Therefore, among the 87 individuals who are between 18 and 35, 42 may have formed their own household and 45 may not have. (87 – 42 = 45)
- iv. This suggests that 19 new households could potentially be formed (45 divided by 2.32).

107. We assume these households are still living with their parents. They will not have formed their own household for several reasons, including the absence of suitable affordable tenures.

108. Census data about household composition shows that 31 households have non-dependent children living in them. The figure of 19 above can therefore be seen as a not entirely dissimilar estimate.

109. Therefore, it is estimated, on the basis of the data available, that around 19 households in Coombe Bissett and Wiltshire had the potential to form their own household, but had not yet done so, at the time of the last Census in 2011.

Table 6-2: Household where age of the HRP was under 35, Coombe Bissett, 2011

Household composition	Number
Age of HRP under 35: One person household	5
Age of HRP under 35: Two or more person household: No dependent children	7
Age of HRP under 35: Two or more person household: With dependent children	11
Age of HRP under 35: Total	23

Source: ONS, 2011

110. Now that we have identified the number of newly forming households with the potential to be in housing need, we need to determine the type of tenures they are most likely to occupy. To do so, we assess the tenures of households where the HRP was aged 49 or younger in the Neighbourhood Plan area in the Census. This data is presented in Table 5-8.

111. It is evident that within this cohort, those aged 24 or younger live within rented accommodation or live rent free (100%). Meanwhile, those aged 25 to 49 tend to own their own homes, with 64.2% doing so.

³⁰ See glossary

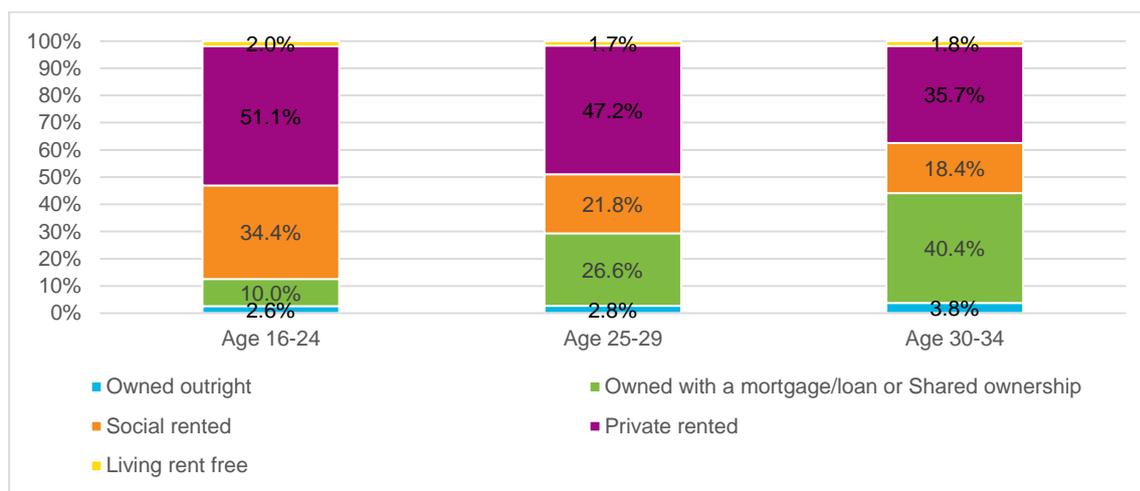
Table 6-3: Tenure by age of HRP, Coombe Bissett, 2011

Tenure	Age 24 and under		Age 25 to 49	
	Number	Per cent	Number	Per cent
All categories: Tenure	2	100.0%	81	100.0%
Owned or shared ownership: Total	0	0.0%	52	64.2%
Owned: Owned outright	0	0.0%	12	14.8%
Owned: Owned with a mortgage or loan or shared ownership	0	0.0%	40	49.4%
Rented or living rent free: Total	2	100.0%	29	35.8%
Rented: Social rented	0	0.0%	9	11.1%
Rented: Private rented or living rent free	2	100.0%	20	24.7%

Source: ONS, 2011

112. This data we have just examined considers the tenure of HRPs aged between 25 and 49 in one single group. However, the tenures occupied by different households can vary significantly between the ages of 25 and 49. At the level of the neighbourhood, this data does not capture the specific tenures occupied by households where the HRP is aged below 35.
113. Therefore, we turned to data at the Wiltshire level, as it provides the level of precision we are seeking. The data presented below reveals, as might be expected, that all rental sectors become less popular as household owners grow older, whilst home ownership becomes more popular.

Figure 6-1: Tenure by age of HRP, Wiltshire, 2011



Source: ONS, 2011

114. Data on the tenures occupied by HRPs aged between 16 and 24 is available at both the Neighborhood Plan and the LPA level. When comparing them, we see that all households are rented in the NA. This is in stark contrast to the more varied distribution in the County, where there is a significant proportion of social renters in this demographic group.

Table 5-4: Tenure (Age 16 – 24)

Age 16-24	CB&H	Wiltshire	Difference	Average
All categories: Tenure	100.0%	100.0%	0.0%	100.0%
Owned: Owned outright	0.0%	2.6%	-2.6%	1.3%
Owned: Owned with a mortgage or loan or shared ownership	0.0%	10.0%	-10.0%	5.0%
Rented: Social rented	0.0%	34.4%	-34.4%	17.2%
Rented: Private rented or living rent free	100.0%	53.0%	47.0%	76.5%

Source: AECOM Calculations

6.3 Conclusions- housing for newly-forming households/first-time buyers

- 115. Based on ONS Census data 2011, we have estimated that about 45 individuals below 35 had not yet formed their own household at that point. This represents around 19 households with the potential to be formed.
- 116. Based on the average of the numbers in Table 7-11 and Figure 7-1, an estimated tenure split of new-build homes can be calculated, having regard to the specific tenure needs of newly forming households. It should be noted that this estimated split emphasizes the importance to such households of both entry-level market sales (including affordable routes to home ownership) and private rent.
- 117. It is recommended that neighbourhood planners seek to ensure that a reasonable proportion of homes with these tenures are provided within new housing developments if the policy goal is to ensure that suitable and affordable housing for younger people can be provided within the Neighbourhood Area.

Table 5-5: Recommended tenures in the Neighbourhood Plan area to meet the needs of newly forming households

Tenure	Recommended proportion
Home ownership	1%
Entry-level market sales/intermediate ownership product	5%
Social rent	17%
Private rent	77%

Source: AECOM calculations

7. Conclusions

7.1 Overview

118. Table 6-1 below summarises issues affecting the type of housing needed in CB&H, and the relevant HNA recommendations.

Table 6-1: Summary of local factors specific to CB&H with a potential impact on neighbourhood plan housing characteristics

Issue	Source(s) (see Chapter 3)	Possible impact on housing needed	Conclusion								
Type and Size	AECOM Calculations, ONS 2011 MHCLG 2014-based household projections, MHCLG 2011-based household projections, Wiltshire Council Housing Needs Results (May 2018)	<p>Homes in CB&H are mostly medium and large in size. 97.6% of the stock in CB&H can be considered family dwellings (four rooms or more) and 46.7% of them are very large properties (with 8 rooms or more). The remaining 11.3% of homes are small to medium sizes of 1-4 rooms.</p> <p>In CB&H, one-person households aged 65 and over form a slightly higher proportion of all households than in Wiltshire as a whole (17.2% as against 12.7%). Moreover, there is a lower proportion of family households with dependent children in the NA than the County (21% against 28%).</p> <p>In the affordable housing tenure, the Wiltshire County Housing Needs Survey highlighted a requirement for smaller dwellings for elderly people, such as bungalows.</p>	<p>Whilst an analysis of property types and sizes in the intercensal period show that the number of large properties in the NA (8 rooms or more) increased strongly, it is evident from the life stage modelling that demand for a larger proportion of medium-sized homes may be apparent in the NA. Given the current stock, to avoid any misalignment, the final recommended housing split for new dwelling provision should therefore be as follows:</p> <table border="0"> <tr> <td>1 bedroom</td> <td>18%</td> </tr> <tr> <td>2 bedrooms</td> <td>39%</td> </tr> <tr> <td>3 bedrooms</td> <td>43%</td> </tr> <tr> <td>4 bedroom +</td> <td>0%</td> </tr> </table>	1 bedroom	18%	2 bedrooms	39%	3 bedrooms	43%	4 bedroom +	0%
1 bedroom	18%										
2 bedrooms	39%										
3 bedrooms	43%										
4 bedroom +	0%										

Issue	Source(s) (see Chapter 3)	Possible impact on housing needed	Conclusion									
<p>Specialist housing</p>	<p>AECOM Calculations, Housing LIN (2011), 2014-based Sub-national population projections and Census 2011 (ONS),</p>	<p>CB&H currently has no specialist dwellings or bed spaces for the elderly.</p> <p>Of CB&H's projected 2036 population, 13.4% is estimated to be aged 75 and over, which equates to 40 people – an increase of 21 since the 2011 Census.</p>	<p>The current provision of specialist accommodation is not sufficient to meet the needs of the projected elderly population, so CB&H should plan to deliver an additional 10 dwellings or bed spaces by 2036. However, there is no obligation, expectation or requirement for these all to be provided within the parish itself and indeed they would be better provided in a nearby larger settlement with a wider range of accessible services and facilities, such as Salisbury.</p> <p>Specialist housing for the elderly should be split into the following tenures to reflect national trends and imbalances in the current stock:</p> <table border="1" data-bbox="979 896 1382 1070"> <thead> <tr> <th></th> <th>Affordable</th> <th>Market</th> </tr> </thead> <tbody> <tr> <td>Adaptations, sheltered, or retirement living</td> <td>2</td> <td>5</td> </tr> <tr> <td>Housing with care</td> <td>1</td> <td>2</td> </tr> </tbody> </table>		Affordable	Market	Adaptations, sheltered, or retirement living	2	5	Housing with care	1	2
	Affordable	Market										
Adaptations, sheltered, or retirement living	2	5										
Housing with care	1	2										
<p>Housing for newly-forming households/ first time buyers</p>	<p>AECOM Calculations, Census 2011 (ONS)</p>	<p>There were 87 individuals aged between 18 and 35 in the Neighbourhood Plan area in 2011. This represents 12.9% of the population (675). These individuals may or may not have formed their own households.</p>	<p>Based on ONS census data 2011, we have estimated that about 45 individuals below 35 had not yet formed their own household by that year. This represents around 19 households with the potential to be formed.</p> <p>The recommended tenure split for housing specifically aimed at meeting the needs of newly-forming households and/or first time buyers in Coombe Bissett is as follows:</p> <ul style="list-style-type: none"> o. Home ownership 1% o. Entry-level 5% o. Social rent 17% o. Private rent 77% <p>It is recommended that neighbourhood planners seek to ensure that a reasonable proportion of homes with these tenures are provided within new housing developments if the policy goal is to ensure that suitable and affordable housing for younger people can be provided within the Neighbourhood Plan area.</p>									

7.2 Recommendations for next steps

121. This neighbourhood plan housing needs assessment has aimed to provide Coombe Bissett Parish Council with evidence on housing trends within CB&H from a range of sources. We recommend that the parish should, as a next step, discuss the contents and conclusions with Wiltshire Council with a view to agreeing and formulating draft housing policies, in particular the appropriate approach to identifying the level of need for new housing in the Neighbourhood Area, bearing the following in mind:
- Neighbourhood Planning Basic Condition A, that the Neighbourhood Plan has regard to national policies and advice contained in guidance issued by the Secretary of State; Condition D, that the making of the Neighbourhood Plan contributes to the achievement of sustainable development; and Condition E, which is the need for the Neighbourhood Plan to be in general conformity with the strategic policies in the adopted Local Plan;
 - the views of Wiltshire Council;
 - the views of local residents;
 - the views of other relevant local stakeholders, including housing developers;
 - the numerous supply-side considerations, including local environmental constraints, the location and characteristics of suitable land, and any capacity work carried out by Wiltshire Council, including but not limited to the SHELAA; and
 - the recommendations and findings of this study.
122. Future changes to the planning system will continue to affect housing policies at a local authority and, by extension, a neighbourhood level.
123. This advice note has been provided in good faith by AECOM consultants on the basis of housing data and national guidance current at the time of writing (alongside other relevant and available information).
124. Bearing this in mind, we recommend that the steering group should monitor carefully strategies and documents with an impact on housing policy produced by Wiltshire Council or any other relevant body and review the neighbourhood plan accordingly to ensure that general conformity is maintained.
125. At the same time, monitoring on-going demographic or other trends over the period in which the neighbourhood plan is being developed would help ensure the continued relevance and credibility of its policies.

Appendix A : Housing Needs Assessment Glossary

Adoption

The final confirmation of a local plan by a local planning authority.

Affordability³¹

The terms 'affordability' and 'affordable housing' have different meanings. 'Affordability' is a measure of whether housing may be afforded by certain groups of households. 'Affordable housing' refers to particular products outside the main housing market.

Affordability Ratio

Assessing affordability involves comparing house costs against the ability to pay. The ratio between lower quartile house prices and the lower quartile income or earnings can be used to assess the relative affordability of housing. The Ministry for Housing, Community and Local Governments publishes quarterly the ratio of lower quartile house price to lower quartile earnings by local authority (LQAR) as well as median house price to median earnings by local authority (MAR) e.g. income = £25,000, house price = £200,000. House price: income ratio = £200,000/£25,000 = 8, (the house price is 8 times income).

Affordable Housing (NPPF Definition)/Intermediate Housing³²

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Affordable rented housing

Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80% of the local market rent (Including service charges, where applicable). The national rent regime is the regime under which the social rents of tenants of social housing are set, with particular reference to the Guide to Social Rent Reforms (March 2001) and the Rent Influencing Regime Guidance (October 2001). Local market rents are calculated using

³¹ <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1918430.pdf>

³² <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

the Royal Institution for Chartered Surveyors (RICS) approved valuation methods. The Tenant Services Authority has issued an explanatory note on these at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1918430.pdf>

Annual Monitoring Report

A report submitted to the Government by local planning authorities assessing progress with and the effectiveness of a Local Development Framework.

Basic Conditions

The basic conditions are the legal tests that are made at the examination stage of neighbourhood development plans. They need to be met before a plan can progress to referendum.

Backlog need

The backlog need constitutes those households who are eligible for Affordable Housing, on account of homelessness, overcrowding, concealment or affordability, but who are yet to be offered a home suited to their needs.

Bedroom Standard³³

A measure of occupancy (whether a property is overcrowded or under-occupied, based on the number of bedrooms in a property and the type of household in residence. The Census overcrowding data is based on occupancy rating (overcrowding by number of rooms not including bathrooms and hallways). This tends to produce higher levels of overcrowding/ under occupation. A detailed definition of the standard is given in the Glossary of the EHS Household Report

Co-living

Co-living denotes people who do not have family ties sharing either a self-contained dwelling (i.e., a 'house share') or new development akin to student housing in which people have a bedroom and bathroom to themselves, but share living and kitchen space with others. In co-living schemes each individual represents a separate 'household'.

Community Led Housing/Community Land Trusts

Housing development, provision and management that is led by the community is very often driven by a need to secure affordable housing for local people in the belief that housing that comes through the planning system may be neither the right tenure or price-point to be attractive or affordable to local people. The principle forms of community-led models include cooperatives, co-housing communities, self-help housing, community self-build housing, collective custom-build housing, and community land trusts. By bringing forward development which is owned by the community, the community is able to set rents and/or mortgage payments at a rate that it feels is appropriate. The Government has a range of support programmes for people interested in bringing forward community led housing.

Community Right to Build Order³⁴

An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.

Concealed Families (Census Definition)³⁵

The 2011 Census defined a concealed family as one with young adults living with a partner and/or child/children in the same household as their parents, older couples living with an adult child and their family or unrelated families sharing a household. A single person cannot be a concealed family; therefore one elderly parent living with their adult child and family or an adult child returning to the parental home is not a concealed family; the latter are reported in an ONS analysis on increasing numbers of young adults living with parents.

Equity Loans/Shared Equity

An equity loan which acts as a second charge on a property. For example, a household buys a £200,000 property with a 10% equity loan (£20,000). They pay a small amount for the loan and when the property is sold e.g. for £250,000 the lender receives 10% of the sale cost (£25,000). Some equity loans were available for the purchase of existing stock. The current scheme is to assist people to buy new build.

³³ <https://www.gov.uk/government/publications/english-housing-survey-2011-to-2012-headline-report>

³⁴ <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

³⁵ http://webarchive.nationalarchives.gov.uk/20160107160832/http://www.ons.gov.uk/ons/dcp171776_350282.pdf

Extra Care Housing³⁶

New forms of sheltered housing and retirement housing have been pioneered in recent years, to cater for older people who are becoming more frail and less able to do everything for themselves. Extra Care Housing is housing designed with the needs of frailer older people in mind and with varying levels of care and support available on site. People who live in Extra Care Housing have their own self-contained homes, their own front doors and a legal right to occupy the property. Extra Care Housing is also known as very or enhanced sheltered housing, assisted living, or simply as 'housing with care'. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages. It is a popular choice among older people because it can sometimes provide an alternative to a care home. In addition to the communal facilities often found in sheltered housing (residents' lounge, guest suite, laundry), Extra Care often includes a restaurant or dining room, health & fitness facilities, hobby rooms and even computer rooms. Domestic support and personal care are available, usually provided by on-site staff. Properties can be rented, owned or part owned/part rented. There is a limited (though increasing) amount of Extra Care Housing in most areas and most providers set eligibility criteria which prospective residents have to meet.

Fair Share

'Fair share' is an approach to determining housing need within a given geographical area based on a proportional split according to the size of the area, the number of homes in it, or its population.

Habitable Rooms

The number of habitable rooms in a home is the total number of rooms, less bathrooms, toilets and halls.

Household Reference Person (HRP)

The concept of a Household Reference Person (HRP) was introduced in the 2001 Census (in common with other government surveys in 2001/2) to replace the traditional concept of the head of the household. HRPs provide an individual person within a household to act as a reference point for producing further derived statistics and for characterising a whole household according to characteristics of the chosen reference person.

Housing Market Area (PPG Definition)³⁷

A housing market area (HMA) is a geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work. It might be the case that housing market areas overlap.

The extent of the HMAs identified will vary, and many will in practice cut across various local planning authority administrative boundaries. Local planning authorities should work with all the other constituent authorities under the duty to cooperate.

Housing Needs

There is no official definition of housing need in either the National Planning Policy Framework or the National Planning Practice Guidance. Clearly, individuals have their own housing needs. The process of understanding housing needs at a population scale is undertaken via the preparation of a Strategic Housing Market Assessment (see below).

Housing Needs Assessment

A Housing Needs Assessment (HNA) is an assessment of housing needs at the Neighbourhood Area level.

Housing Products

Housing products simply refers to different types of housing as they are produced by developers of various kinds (including councils and housing associations). Housing products usually refers to specific tenures and types of new build housing, such as Starter Homes, the Government's flagship 'housing product'.

Housing Size (Census Definition)

Housing size can be referred to either in terms of the number of bedrooms in a home (a bedroom is defined as any room that was intended to be used as a bedroom when the property was built, any rooms permanently converted for use as

³⁶ <http://www.housingcare.org/jargon-extra-care-housing.aspx>

³⁷ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

bedrooms); or in terms of the number of rooms, excluding bathrooms, toilets halls or landings, or rooms that can only be used for storage. All other rooms, for example, kitchens, living rooms, bedrooms, utility rooms, studies and conservatories are counted. If two rooms have been converted into one they are counted as one room. Rooms shared between a number of households, for example a shared kitchen, are not counted.

Housing Type (Census Definition)

This refers to the type of accommodation used or available for use by an individual household, including detached, semi-detached, terraced including end of terraced, and flats. Flats are broken down into those in a purpose-built block of flats, in parts of a converted or shared house, or in a commercial building.

Housing Tenure (Census Definition)

Tenure provides information about whether a household rents or owns the accommodation that it occupies and, if rented, combines this with information about the type of landlord who owns or manages the accommodation.

Income Threshold

Income thresholds are derived as a result of the annualisation of the monthly rental cost and then asserting this cost should not exceed 35% of annual household income.

Intercensal Period 2001-2011

The period between the last two Censuses, i.e. between years 2001 and 2011.

Intermediate Housing

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing. Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes.

Life Stage modelling

Life Stage modelling is forecasting need for dwellings of different sizes at the end of the Plan period on the basis of changes in the distribution of household types and key age brackets (life stages) within the NA. Given the shared behavioural patterns associated with these metrics, they provide a helpful way of understanding and predicting future community need. This data is not available at the parish level so County level data is employed on the basis of the NA falling within a defined Housing Market Area.

Life-time Homes

Dwellings constructed to make them more flexible, convenient adaptable and accessible than most 'normal' houses, usually according to the Lifetime Homes Standard, 16 design criteria that can be applied to new homes at minimal cost: <http://www.lifetimehomes.org.uk/>.

Life-time Neighbourhoods

Lifetime neighbourhoods extend the principles of Lifetime Homes into the wider neighbourhood to ensure the public realm is designed in such a way to be as inclusive as possible and designed to address the needs of older people, for example providing more greenery and more walkable, better connected places.

Local Development Order

An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

Local Enterprise Partnership

A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local Planning Authority

The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the District council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

Local Plan

The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Lower Quartile

The bottom 25% value, i.e. of all the properties sold, 25% were cheaper than this value and 75% were more expensive. The lower quartile price is used as an entry level price and is the recommended level used to evaluate affordability; for example for first time buyers.

Lower Quartile Affordability Ratio

The Lower Quartile Affordability Ratio reflects the relationship between Lower Quartile Household Incomes and Lower Quartile House Prices, and is a key indicator of affordability of market housing for people on relatively low incomes.

Market Housing (PPG Definition)

Market housing is housing which is built by developers (which may be private companies or housing associations, or Private Registered Providers), for the purposes of sale (or rent) on the open market. It is the opposite of affordable housing.

Mean (Average)

The sum of all values divided by the number of values. The more commonly used "average" measure as it includes all values, unlike the median.

Median

The middle value, i.e. of all the properties sold, half were cheaper and half were more expensive. This is sometimes used instead of the mean average as it is not subject to skew by very large or very small statistical outliers.

Median Affordability Ratio

The Lower Quartile Affordability Ratio reflects the relationship between Median Household Incomes and Median House Prices, and is a key indicator of affordability of market housing for people on middle-range incomes.

Mortgage Ratio

The mortgage ratio is the ratio of mortgage value to income which is typically deemed acceptable by banks. Approximately 75% of all mortgage lending ratios fell below 4 in recent years³⁸, i.e. the total value of the mortgage was less than 4 times the annual income of the person who was granted the mortgage.

Neighbourhood Plan

A plan prepared by a Parish or Town Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Older People

People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

Output Area/Lower Super Output Area/Middle Super Output Area

³⁸ <https://www.which.co.uk/news/2017/08/how-your-income-affects-your-mortgage-chances/>

An output area is the lowest level of geography for publishing statistics, and is the core geography from which statistics for other geographies are built. Output areas were created for England and Wales from the 2001 Census data, by grouping a number of households and populations together so that each output area's population is roughly the same. 175,434 output areas were created from the 2001 Census data, each containing a minimum of 100 persons with an average of 300 persons. Lower Super Output Areas consist of higher geographies of between 1,000-1,500 persons (made up of a number of individual Output Areas) and Middle Super Output Areas are higher than this, containing between 5,000 and 7,200 people, and made up of individual Lower Layer Super Output Areas. Some statistics are only available down to Middle Layer Super Output Area level, meaning that they are not available for individual Output Areas or parishes.

Overcrowding

There is no one agreed definition of overcrowding, however, utilising the Government's bedroom standard, overcrowding is deemed to be in households where there is more than one person in the household per room (excluding kitchens, bathrooms, halls and storage areas). As such, a home with one bedroom and one living room and one kitchen would be deemed overcrowded if three adults were living there.

Planning Condition

A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning Obligation

A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Purchase Threshold

Purchase thresholds are calculated by netting 10% off the entry house price to reflect purchase deposit. The resulting cost is divided by 4 to reflect the standard household income requirement to access mortgage products.

Proportionate and Robust Evidence (PPG Definition)

Proportionate and robust evidence is evidence which is deemed appropriate in scale, scope and depth for the purposes of neighbourhood planning, sufficient so as to meet the Basic Conditions, as well as robust enough to withstand legal challenge. It is referred to a number of times in the PPG and its definition and interpretation relies on the judgement of professionals such as Neighbourhood Plan Examiners.

Private Rented

The Census tenure private rented includes a range of different living situations in practice, such as private rented/ other including households living "rent free". Around 20% of the private rented sector is in this category, which will have included some benefit claimants whose housing benefit at the time was paid directly to their landlord. This could mean people whose rent is paid by their employer, including some people in the armed forces. Some housing association tenants may also have been counted as living in the private rented sector because of confusion about what a housing association is.

Rural Exception Sites

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Shared Ownership

Housing where a purchaser part buys and part rents from a housing association or local authority. Typical purchase share is between 25% and 75%, and buyers are encouraged to buy the largest share they can afford. Generally applies to new build properties, but re-sales occasionally become available. There may be an opportunity to rent at intermediate rent level before purchasing a share in order to save/increase the deposit level

Sheltered Housing³⁹

Sheltered housing (also known as retirement housing) means having your own flat or bungalow in a block, or on a small estate, where all the other residents are older people (usually over 55). With a few exceptions, all developments (or 'schemes') provide independent, self-contained homes with their own front doors. There are many different types of scheme, both to rent and to buy. They usually contain between 15 and 40 properties, and range in size from studio flats (or 'bedsits') through to 2 and 3 bedroomed. Properties in most schemes are designed to make life a little easier for older people - with features like raised electric sockets, lowered worktops, walk-in showers, and so on. Some will usually be designed to accommodate wheelchair users. And they are usually linked to an emergency alarm service (sometimes called 'community alarm service') to call help if needed. Many schemes also have their own 'manager' or 'warden', either living on-site or nearby, whose job is to manage the scheme and help arrange any services residents need. Managed schemes will also usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, a guest flat and a garden.

Strategic Housing Land Availability Assessment (NPPF Definition)

A Strategic Housing Land Availability Assessment (SHLAA) is a document prepared by one or more local planning authorities to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period. SHLAAs are sometimes also called LAAs (Land Availability Assessments), HELAAS (Housing and Economic Land Availability Assessments) or SHELAAAs (Strategic Housing and Economic Land Availability Assessments) so as to integrate the need to balance assessed housing and economic needs as described below.

Strategic Housing Market Assessment (NPPF Definition)

A Strategic Housing Market Assessment (SHMA) is a document prepared by one or more local planning authorities to assess their housing needs, usually across administrative boundaries to encompass the whole housing market area. The NPPF makes clear that SHMAs should identify the scale and mix of housing and the range of tenures the local population is likely to need over the plan period. Sometimes SHMAs are combined with Economic Development Needs Assessments to create documents known as HEDNAs (Housing and Economic Development Needs Assessments).

Specialist Housing for the Elderly

Specialist housing for the elderly, sometimes known as specialist accommodation for the elderly, encompasses a wide range of housing types specifically aimed at older people, which may often be restricted to those in certain older age groups (usually 55+ or 65+). This could include residential institutions, sometimes known as care homes, sheltered housing, extra care housing, retirement housing and a range of other potential types of housing which has been designed and built to serve the needs of older people, including often providing care or other additional services. This housing can be provided in a range of tenures (often on a rented or leasehold basis).

Social Rented Housing

Social rented housing is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008.) for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with Homes England.⁴⁰

³⁹ <http://www.housingcare.org/jargon-sheltered-housing.aspx>

⁴⁰ <http://www.communities.gov.uk/documents/planningandbuilding/doc/1980960.doc#Housing>

AECOM (NYSE: ACM) is a global provider of professional technical and management support services to a broad range of markets, including transportation, facilities, environmental, energy, water and government. With approximately 45,000 employees around the world, AECOM is a leader in all of the key markets that it serves. AECOM provides a blend of global reach, local knowledge, innovation, and collaborative technical excellence in delivering solutions that enhance and sustain the world's built, natural, and social environments. A Fortune 500 company, AECOM serves Clients in more than 100 countries and has annual revenue in excess of \$6 billion.

More information on AECOM and its services can be found at www.aecom.com.

aecom.com