

# Long Ashton, North Somerset

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## Housing Needs Survey 2023

for

The Long Ashton Land Company

Final Report

January 2023

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# 1. Executive Summary

## Introduction

- 1.1 arc4 was commissioned by the Long Ashton Land Company to undertake a housing needs survey (HNS) within the parish of Long Ashton in the district of North Somerset.
- 1.2 The survey was conducted to gather evidence to establish if need existed for a rural exception development in the village of Long Ashton.
- 1.3 All households were asked to complete a questionnaire either by post or online. 272 responses were received. Analysis involved establishing the unmet need for housing using a series of filters on the data excluding respondents who:
  - did not have a local connection to the area;
  - did not intend to move to more suitable housing in the next 5-years;
  - were not in housing need; and
  - were not seeking to remain living in the parish.
- 1.4 Whilst the report assesses need for all tenures an additional filter was applied to determine the number of households that could only afford affordable housing.
- 1.5 Survey design and analysis is compliant with Government guidance on Local Housing Needs Assessments.

## What is the need for affordable housing in Long Ashton?

- 1.6 The housing needs survey has concluded that:
  - based upon need measured by the household survey, taking affordable vacancies from the existing stock and any committed new build affordable housing into account, there is a minimum need for 108 additional affordable dwellings over the next 5-years (22 per annum);
  - across all tenures 58% of the need from existing households is for 1 and 2-bedroom dwellings, 32% for 3-bedroom dwellings 10% for 4 or more-bedroom housing; and
  - those needing affordable rented housing 88% of the need is for 1 and 2-bedroom dwellings and 12% for 3-bedroom dwellings. For those in affordable need seeking the affordable home ownership tenure 57% are seeking 2-bedroom homes and 43% are seeking 4-bedroom homes.

### *Why is this?*

- There is an imbalance between household characteristics and dwelling stock characteristics;

- parish house prices and rents are considerably more expensive and less affordable than those of the district, making home ownership financially challenging for newly forming households and existing households wishing to upsize;
- an equivalent proportion of households preferred affordable home ownership rather than social or affordable rented housing and supply of affordable home ownership is limited; however
- a high proportion of existing household in housing need and planning to move home told us that they would leave the parish to find suitable housing they could afford.

## What is the need for additional market housing in Long Ashton?

- 1.7 There is likely to be an under supply of 1 and 2-bedroom market dwellings needed by local newly forming households and older person households seeking to downsize.
- 1.8 There was no demand for 4 and 5-bedroom dwellings from owner occupiers that responded to our survey.

### *Why is this?*

- 1.9 The survey evidence suggests that this is because both older person households younger economically active households need to rightsize to 1, 2 and 3-bedroom accommodation.

## House prices and affordability

- 1.10 On average, parish house prices are higher than for the district as a whole;
- house prices are unaffordable to many single income households including key-worker households; and
  - this particularly affects younger households, first-time buyers and households needing to upsize.

## What demographic trends are likely to apply to the study area?

- According to government population projections, over the 25-years (2018 to 2043) the population of the district will increase by 16%. The age group to increase the most is the over 65 age group at 35%;
- this change will impact on the area and future housing need as the population ages.

## How do HNS findings align with the neighbourhood plan and qualitative information from respondents?

- 1.11 Findings reflect neighbourhood plan policies LHN 3 and LHN 4 concerning local requirements, housing mix, as well as enabling downsizing and ensuring that dwellings would help to meet local need in perpetuity.
- 1.12 The qualitative views of respondents reflect HNS findings. Respondents stated they would prioritise smaller homes being built in the parish – whether for singles, couples, families or older households wishing to downsize, and energy efficient homes. Large, detached dwellings and town houses are not seen to be a priority by many respondents. Respondents would prioritise houses affordable to first time buyers and affordable homes to rent. Relatively few respondents would consider self-build housing a priority in the parish.
- 1.13 Further context to the HNS is that:
- no additional affordable new build supply has been built in the parish for over a decade despite an annual flow of local need being present and the high levels of demand from residents of North Somerset who are eligible for social and affordable housing vacancies; and
  - according to the census there are fewer households living in affordable housing in the parish over the decade 2011 to 2021;

## How and when was this evidence collected?

- 1.14 Data was sourced from the Office for National Statistics (ONS), Gov.uk, the Land Registry, Rightmove and Zoopla and the council;
- 1.15 Data and other information were also collected from a household survey; and
- 1.16 The household survey was conducted in November 2022, and the report was finalized in January 2023.



## 2. Introduction

### Introduction and summary of this chapter

- 2.1 The aim of this study is to assess the unmet need for housing and the characteristics of need for the parish of Long Ashton, North Somerset district. It is both a formal housing assessment *and* an evidence base which states the characteristics of local housing and households as well as other information from key literature such as the local plan and other relevant research.
- 2.2 The study also examines the factors that are driving an unmet need for affordable housing such as local imbalances between local housing and households, affordability of housing and population trends.
- 2.3 The study method involved analysis based on evidence from official data and a household survey. All households resident in the parish were invited to participate in the survey which was undertaken in November 2022.
- 2.4 Findings are based upon several sources of data all of which contribute to a conclusion that aims to ensure that the needs of local residents are met in the long term and the parish becomes an increasingly balanced and sustainable settlement.

### Overview of the study method

- 2.5 In accordance with government practice guidance<sup>1</sup>, data from several sources are assembled and analysed to enable us to robustly make a balanced assessment of the additional housing that is required by households resident in the study area:
  - Census 2011 to enable us to understand how the profiles of the housing stock and households interact;
  - Land Registry, Rightmove and Zoopla data to understand local house prices and define market housing entry level price points and the affordability of prices to local households;
  - both of the above plus the latest ONS population projections to understand trends;
  - data from a household survey to achieve a fine-grained understanding of the housing requirements of households in need;
  - information from the local authority including planning policy context, district wide housing requirements and data from the housing register;

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<sup>1</sup> Housing Needs Assessments – a Guide to Good Practice DETR, 2000

- supply side information from government data to understand affordable housing supply and council data to understand potential supply from extant planning consents; and
  - use of the basic needs assessment model<sup>2</sup> (BNAM) used by arc4 and other leading consultants in accordance with the practice guidance to demonstrate demand and supply scenarios based upon different sources of data.
- 2.6 Unless a 100% response is obtained to a housing need survey, data obtained is an incomplete picture of parish household intentions. The upscaling of data is used to represent 100% of the parish household population.

## Government Practice guidance relating to housing needs assessments and the National Planning Policy Framework (NPPF) 2021

- 2.7 It is important that readers recognise that this housing needs survey (HNS) is consistent with the relevant aspects of practice guidance concerning housing needs surveys and the National Planning Policy Framework (NPPF).
- 2.8 The most relevant guidance was published by the government in the year 2000 and is called Housing Need Assessments: A Guide to Good Practice. It describes best practice in designing producing and interpreting data from housing needs assessments and surveys. This HNS report contains many references to guidance on a topic-by-topic basis.
- 2.9 Consideration of the (NPPF) July 2021 is important as it defines the term 'affordable housing'. This definition is crucial to the HNS in order to distinguish between market housing and affordable housing tenures. Annex 2 of the NPPF defines the following tenures to be classed as affordable some of which are affordable home ownership in addition to affordable rented tenures.

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<sup>2</sup> Housing Needs Assessments – a Guide to Good Practice DETR, 2000: paras 2.12-2.24

Table 2.1 NPPF 2021 Annex 2, Affordable Housing.

**Affordable housing:** 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.

Source: NPPF 2021

2.10 The national planning policy guidance (NPPG 2021) is also relevant as it reflects key principles of the good practice guidance upon which this HNS is based.<sup>3</sup>

<sup>3</sup> NPPG 2019 revised June 2021 affordable housing paragraphs 020 to 024

## The First Homes initiative

- 2.11 The HNS report considers the government's First Homes scheme. Further information published by government can be found at: <https://www.gov.uk/guidance/first-homes>
- 2.12 An extract from this document follows:

- First Homes are flats and houses built on developments up and down the country. They will be no different from other properties except they will be sold with a discount of at least 30 percent.
- They will be sold to local people who want to stay in the community where they live or work but are struggling to purchase a home at market prices.
- They will be prioritised for first-time buyers. Other local essential workers may be defined by the local authority or a neighbourhood plan.
- The discount will be passed on to future buyers when First Homes are resold so more people can be helped onto the ladder.

## Planning policy context

### The South Somerset Core strategy 2017 as amended

- 2.13 A replacement Local plan is in preparation which, as at December 2022, has reached a preferred options stage.
- 2.14 The current core strategy defines Long Ashton as a "service village". Policy SC14 states that *"At service villages there will be opportunities for small scale development of an appropriate scale either within or abutting settlement boundaries or through site allocations.:"*
- 2.15 Policy CS15 concerns mixed and balanced communities.

#### Delivering strong and inclusive communities

##### CS15: Mixed and balanced communities

The council will seek to ensure a genuine mix of housing types within existing and future communities in North Somerset through considering proposals for development in terms of the extent to which they:

- a) Contribute to a well integrated mix of housing types and tenures to support a range of household sizes, ages and incomes to meet identified housing needs;
- b) Reduce an existing proliferation of one housing type within an area through encouraging the development of a range of housing types that better meet housing needs, contribute to an improved local environment and support greater community cohesion;
- c) Contribute to creating an accessible, inclusive and safe community with easy access to a range of services.

- 2.16 Policy CS 16 concerns the building of affordable housing.

### Delivering strong and inclusive communities

#### CS16: Affordable housing

Affordable housing comprises social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. On-site affordable housing provision will be sought to meet local needs on all residential developments of 10 dwellings or more (or on sites of 0.3 hectare or above). On sites of 5–9 dwellings the council will seek to negotiate either on-site provision or a financial contribution towards the provision of affordable housing.

Within North Somerset the target for the provision of affordable housing is at least 150 dwellings per annum. To reflect identified needs this will be provided as 82% social rented housing and 18% intermediate housing. This proportion will be reviewed in relation to affordable rent and clarified in the revised Affordable Housing SPD.

The precise size and type of affordable housing to be provided on individual sites will be determined through negotiation, guided by the Strategic Housing Market Assessment, data from the housing needs register, and local housing needs surveys. A local lettings approach will ensure that priority is given to local people. The presumption is that to create mixed and balanced communities affordable housing will be provided on-site without the need for public subsidy. Only in exceptional circumstances where it can be robustly justified, off-site provision or a financial contribution in lieu of off-site provision (of equivalent value) may be acceptable where it contributes to the objective of creating mixed and balanced communities.

The capacity of a site to deliver a level of affordable housing that can be supported financially will be determined by individual site viability analysis. This analysis will take into consideration existing use values, as well as other site specific factors. The assessment will be made having regard to the residual land value once the cost of development has been deducted. There is no upper limit to the potential affordable housing provision or contribution, but a benchmark of 30% will be sought as a starting point. This benchmark is aimed at meeting local need. Local need is not fixed and changes over time and can vary between housing type, size and tenure. The policy refers to currently identified need.

Guidance on the level of contribution expected from sites below the threshold will be set out elsewhere following viability assessment and reviewed on a regular basis.

## 2.17 Policy CS 17 concerns rural exceptions schemes.

### Delivering strong and inclusive communities

#### CS17: Rural exceptions schemes

Housing schemes for 100% affordable housing to meet local needs within small rural communities will be supported where:

- a) the development meets an identified local need demonstrated by an up-to-date needs survey or other evidence;
- b) the development is supported or initiated by the parish council;
- c) the site search has followed a sequential approach with priority given to sites within any settlement boundary, sustainability principles, and avoiding sensitive locations;
- d) the scale of development is appropriate for the location;
- e) the affordable housing is provided in perpetuity.

Rural exceptions schemes will be acceptable adjacent to the settlement boundaries of Service Villages and Infill Villages and elsewhere adjacent to the main body of the settlement, but not in the Green Belt unless justified by very special circumstances.

## The Long Ashton Neighbourhood Development Plan 2015 (2013 to 2033)

## 2.18 Policies LHN3 and LHN4 are relevant to this HNS. The plan makes no reference to any evidence regarding the scale tenure or type of housing that is needed locally. No sites are allocated for residential use.

**Policy LHN 3 Scale and type of new housing**

Any new housing developments should be of a type that responds to local requirements including the current demographic and housing needs. Where appropriate, sites will be expected to deliver affordable housing in conformity with the North Somerset Core Strategy requirement and national policy/guidance.

On schemes where there is a net gain of six or more homes, developers will be expected to include within the application proposals a mix of house types and sizes.

**Policy LHN 4 Provision of Affordable Housing for Local People**

In order to meet local need both initially and in perpetuity, affordable housing on rural exception sites will be subject to a local connection restriction, as per the cascade criteria in Appendix 2 of the Affordable Housing Supplementary Planning Document. In very special circumstances, a local connection may also be required within the Long Ashton boundary. On all locations within the District, a local connection to North Somerset is required (as defined in the council's Home Choice policy).

**Mixed communities**

- 2.19 The following abstract from the government's guidance on achieving decent homes is noteworthy as it defines what is meant by a achieving a mixed community which is relevant context to this study and is a key aim of the existing local plan.

**Decent homes and mixed communities****What is a mixed community?**

A mixed communities' approach aims to create better outcomes for the most vulnerable in society and sustainable communities for all. There is no 'one size fits all' approach and how mixed communities are developed will depend on the local context. However, **mixed communities** are areas that:

- attract and retain households with a wide range of incomes;
- have good quality housing in attractive environments with access to good local schools and retail/leisure facilities and other services such as health;
- have a mix of housing size, type and tenure;
- attract and retain households with choice;
- have strong local economies and contribute to strong regional economies;
- are well connected to employment opportunities through neighbourhood design, transport and job access services;
- provide access to other economic and social opportunities for all residents, enhancing their life chances;
- have high quality housing and neighbourhood management; and
- have low levels of crime and provide support services for vulnerable people.

- 2.20 We believe that a mixed and balanced housing supply is key to attracting and retaining people in the neighbourhood to the benefit of the community. Chapters 3, 4 and 5 of

this report draw attention to imbalances between the characteristics of the parish's housing and households.

## About arc4

- 2.21 arc<sup>4</sup> is a leading housing consultancy that operates across England and Wales. The breadth of experience of the company and its people is evident from its website [www.arc4.co.uk](http://www.arc4.co.uk). It has a division that specialises in Local Housing Need Surveys (LHNS). arc<sup>4</sup>'s role in this project is that of the collection and the objective and impartial analysis of data.

## 3. A profile of Long Ashton

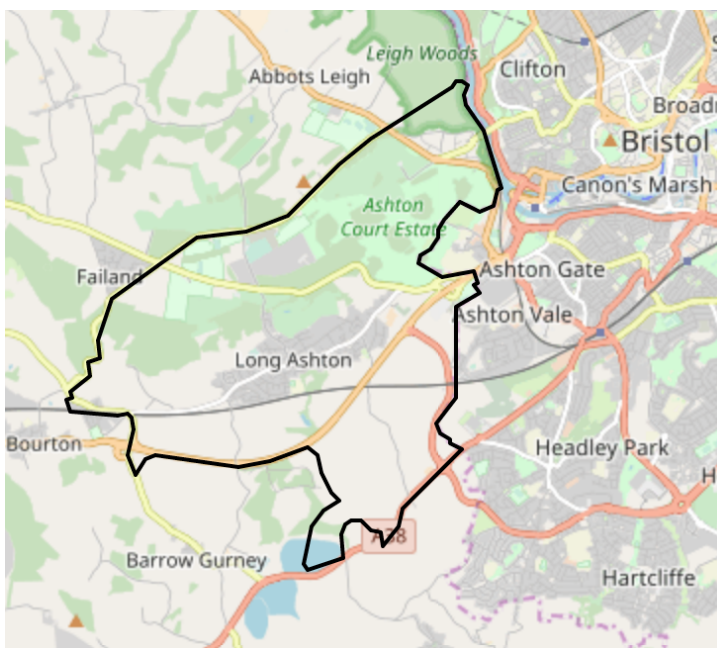
### Introduction and summary of the chapter

- 3.1 In Chapter 3, we look closely at specific characteristics of Long Ashton's housing stock and households.
- 3.2 Using census 2011 household and housing data, alongside population projections, we identify current imbalances that exist and how trends will impact on any imbalances in the future.
- 3.3 As at census day 2011, the predominant house type was the owner occupied 3 or more-bedroom detached house. Compared to the district and England there are smaller proportions of terraced dwellings and flats.
- 3.4 The composition of households at census 2011 has a large proportion of single people and families aged under 65, and fewer single parent households. In line with district level population projections the proportion of the population aged 65 and over is likely to grow by over 60%.
- 3.5 The evidence from the census and other sources suggests that housing and household imbalances exist, which may worsen as the population ages.

### Geography and Population

- 3.6 The study area is depicted in map 1.

**Map 1**      **The study area**



Source: Nomis



- 3.7 According to the census 2011 there were 6,044 people living in 2,524 households within the parish. The average household size was 2.40 persons per household which was the same as the average for England (2.4) and greater than the district of North Somerset (2.30). The population and number of households living in the village has grown since the census. According to the Royal Mail database there were 2,834 residential addresses as at September 2022.

## Dwelling and household characteristics

### Evidence from the census 2011

- 3.8 Census 2021 housing data at the output area was released on January 5<sup>th</sup> 2023. We have been unable to provide an up-to-date profile in the short term as much of the data is not an exact match to the 2011 data. We have however produced a table from 2021 data showing tenure change between 2011 and 2021 (table 3.1 below). With little market housebuilding and no affordable housebuilding since 2011 we consider that the following information remains relevant.
- 3.9 This section summarises data from the census 2011. Data in the following figures are presented as proportions (percentages) as this is the most effective means of comparison between geographies. The numbers from which the percentages are derived are stated in the data appendix.
- 3.10 The following tables show selected housing and household characteristics that are key to understanding the drivers of housing need<sup>4,5</sup>. The tables also help to define any apparent mismatches between housing and household characteristics that may lead to local gaps in housing supply.<sup>6</sup>
- 3.11 Figure 3.1 shows that almost 78% of homes were owner-occupied. This is a slightly larger proportion than the district, and much larger than the average for England. The proportion of social and private rented dwellings was smaller than the other geographies.

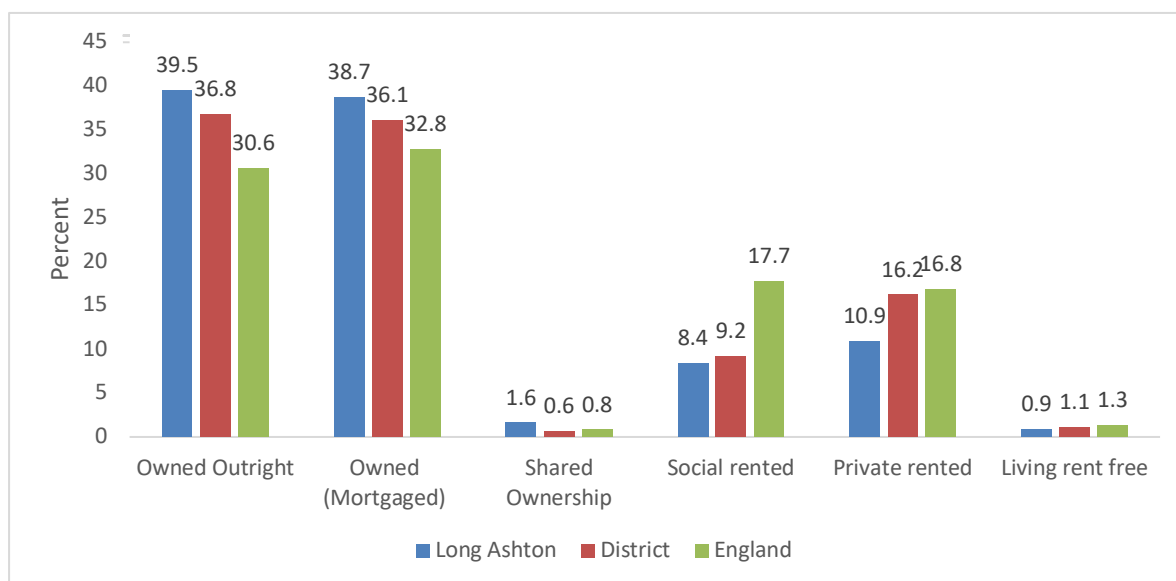
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<sup>4</sup> Local Housing Need Assessment: A guide to good practice (DETR 2000) para.2.6: an assessment of need is not simply a question of going to one source of data.

<sup>5</sup> Local Housing Need Assessment: A guide to good practice (DETR 2000) para.2.6: it is desirable to draw on additional sources of information to provide a check on the information from particular sources, which may have limitations.

<sup>6</sup> Local Housing Need Assessment: A guide to good practice (DETR 2000) para. table 4.2 and paras 6.16-9 mismatch as a driver of housing need.

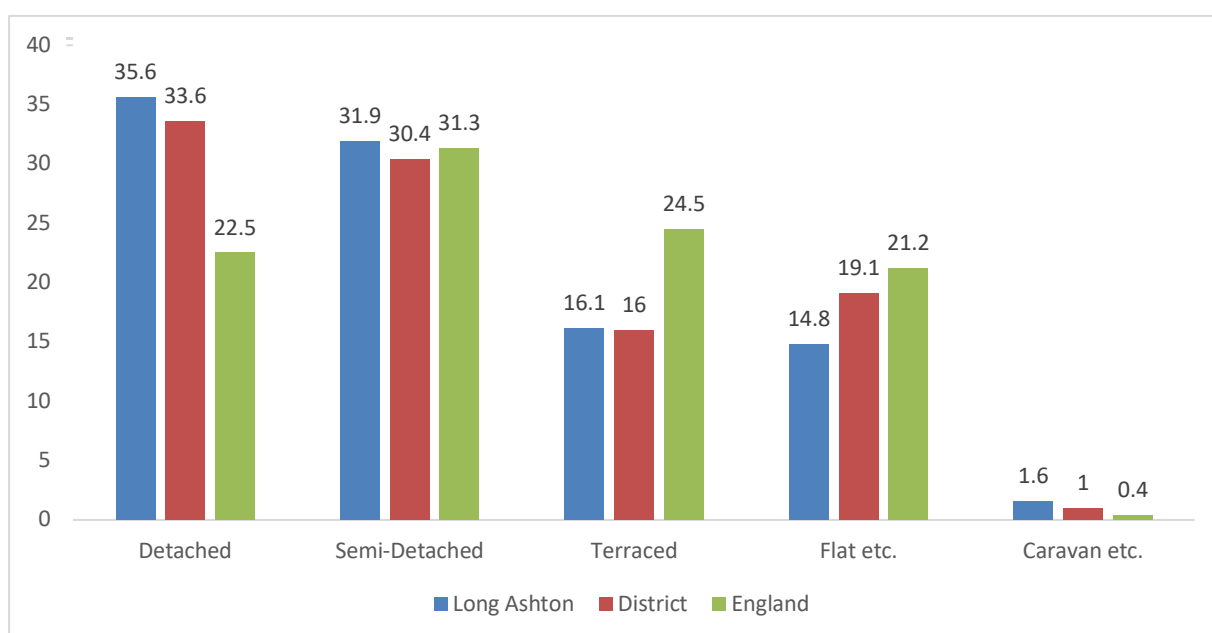
**Figure 3.1 Tenure**



Source: Census 2011

3.12 Figure 3.2 shows that around 35% of the housing stock consisted of detached houses and bungalows and 32% of dwellings were semi-detached. These were slightly larger proportions than the district average and significantly higher than the average for England as a whole. Terraced homes and flats formed a significantly lower proportion of the stock compared to the English average.

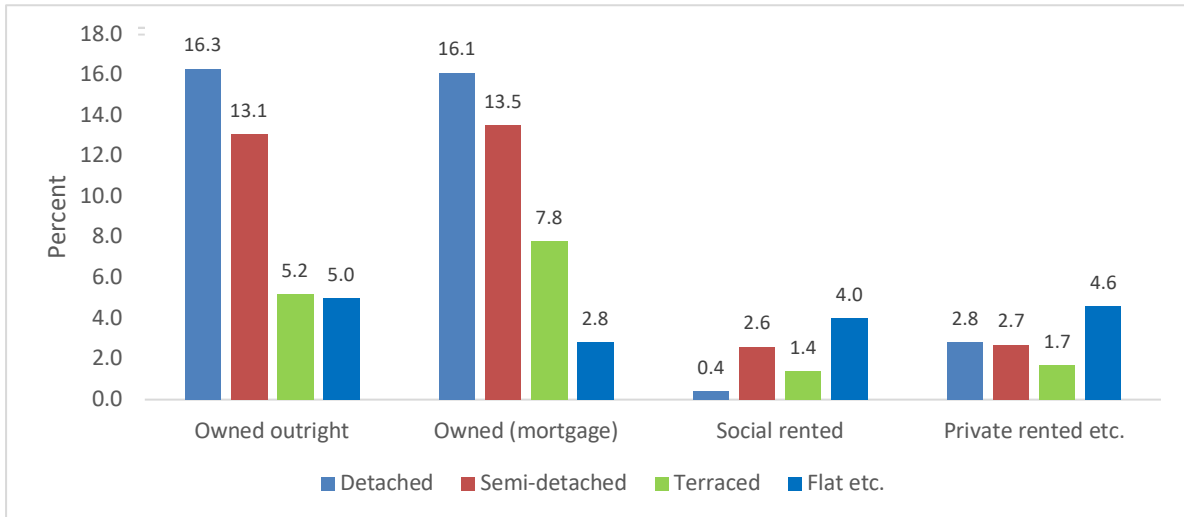
**Figure 3.2 House type**



Source: Census 2011

3.13 Figure 3.3 shows how house types varied by tenure within the parish. It shows that detached and semi-detached dwellings were the main house type occupied by homeowners. Nearly half of all renters occupied flats.

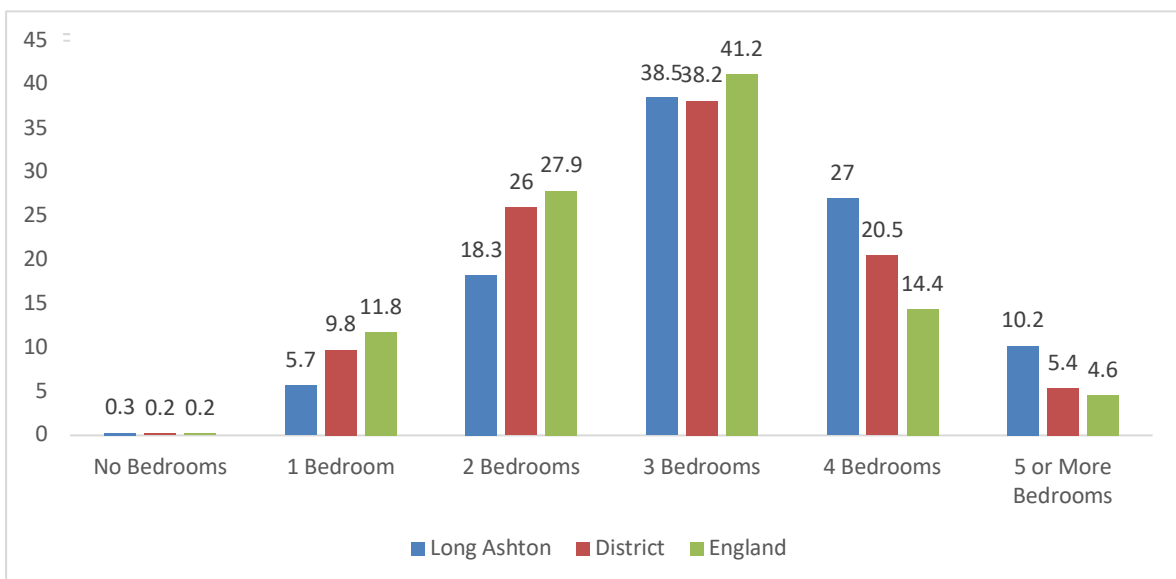
**Figure 3.3 House type by tenure (Long Ashton only)**



Source: Census 2011

3.14 Figure 3.4 shows that the parish had smaller proportions of 1, and 2-bedroom homes than the other geographies. It had a similar proportion of 3-bedroom homes but a larger proportion of 4 or more-bedroom homes or more than the other geographies, especially the district.

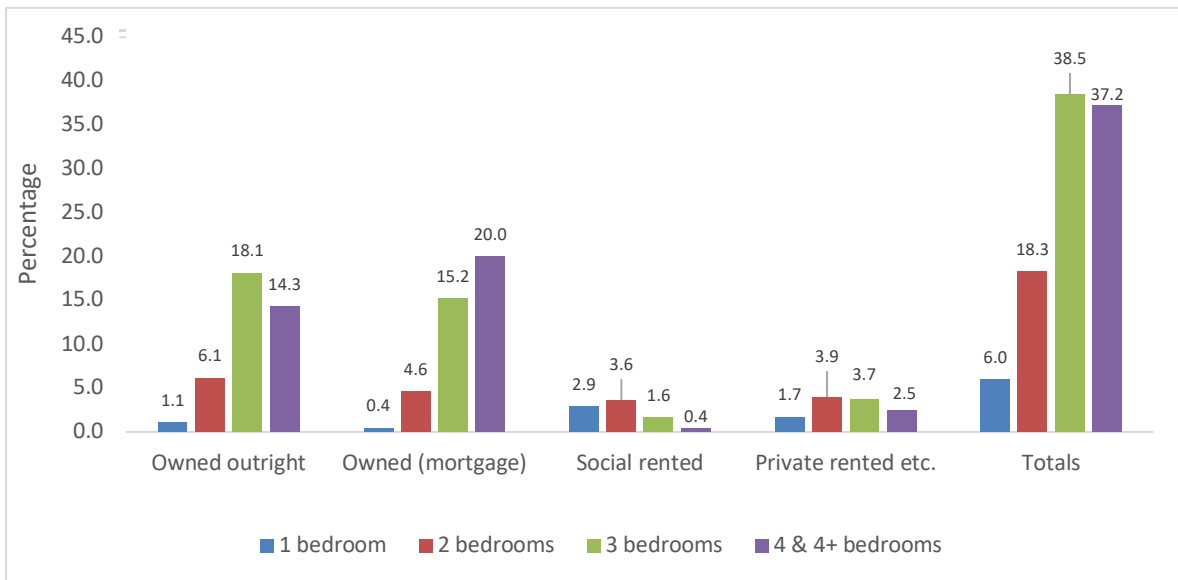
**Figure 3.4 Number of bedrooms**



Source: Census 2011

3.15 Figure 3.5 below is a cross tabulation of tenure and bedroom numbers for the parish only. It shows that 3-bedroom homes formed the largest component of the parish housing stock (38.5%) and 4-bedroom homes 37.3% of each tenure except for social rented housing. A greater proportion of homeowners lived in 3 and 4-bedroom homes and a greater proportion of tenants lived in 1 and 2-bedroom homes.

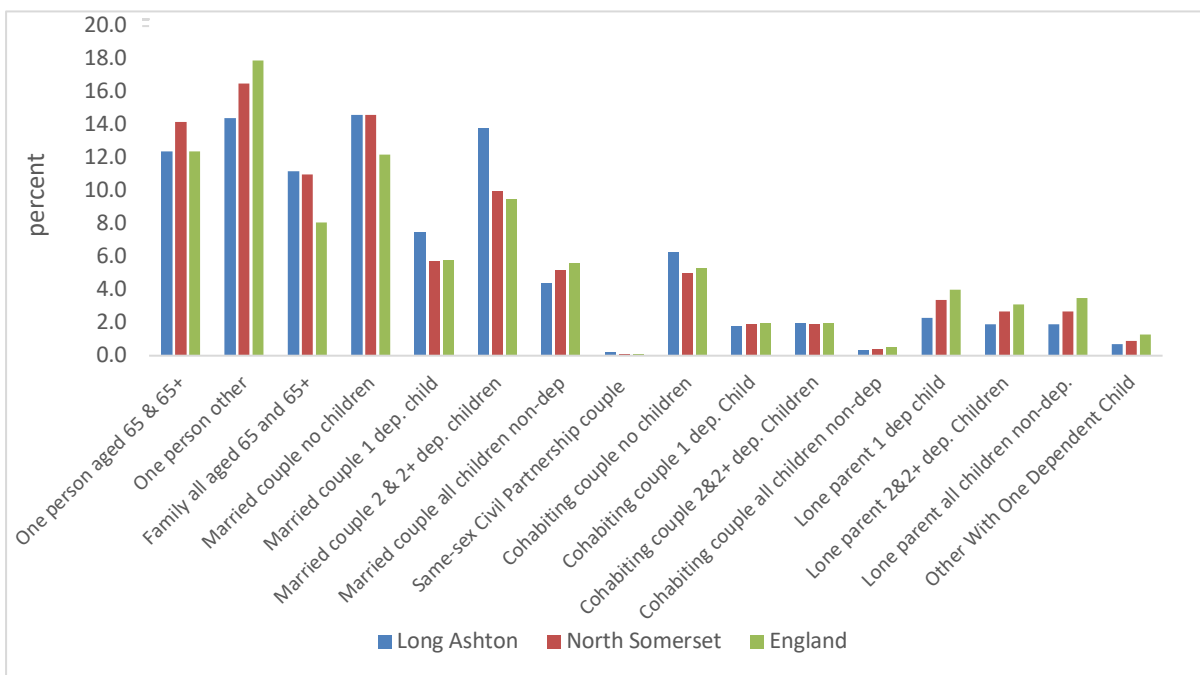
**Figure 3.5 Bedrooms by tenure (Long Ashton only)**



Source: Census 2011

3.16 Figure 3.6 shows the household composition as at 2011.

**Figure 3.6 Household composition**



Source: Census 2011 (dep=dependent)

- 3.17 Compared to the other geographies, figure 3.6 shows that the largest household groups resident in the parish were 'single person (under 65)', 'married couple with no children', and 'married couple with 2 or more dependent children'. The latter group formed a significantly larger group in the parish than the other geographies. There was a lower proportion of single parent families than present in the other geographies.

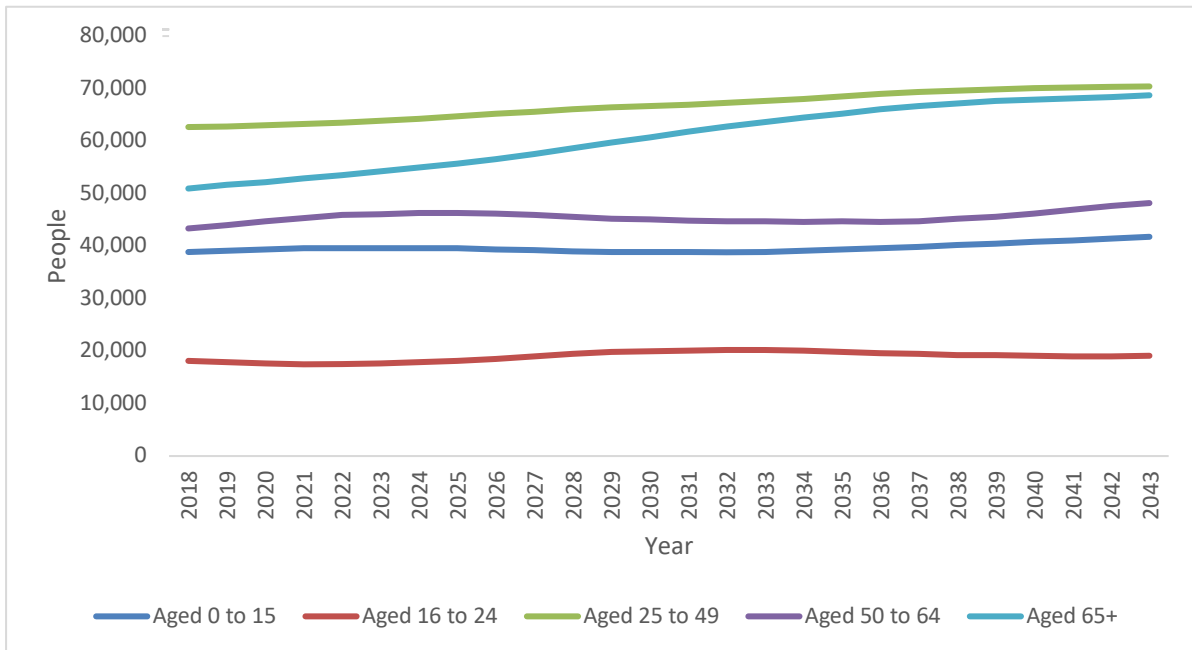
### Population projections

- 3.18 Population projections are available at district level and are not available at ward or parish level. They are 2018 based and show a projected change in the structure of the population between 2020 to 2043. They show that there are changes in the population structure likely to affect the ward and the changing nature of housing need.<sup>7</sup>
- 3.19 Figure 3.8 shows that the proportion of people aged 65 or over is set to grow by 17,778 or 34.9% which is a faster rate than the other age groups. All other age groups will increase by some level.
- 3.20 Overall, the district population will increase by 34,215 people which is an increase of 16% over the population in 2018. This means that over the period 2018 to 2043 a significant amount of additional housing will be needed in the district in order to support this growing elderly population. The data for this can be viewed in the appendix.

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<sup>7</sup> Local Housing Need Assessment: A guide to good practice (DETR 2000) para 2.2 HNS essential requirements: HNS must project need forward over the strategy period

**Figure 3.8 Population projections (district only)**



Source: Nomis

### Evidence from the census 2021

- 3.21 Data from the census is still being published and at the time of writing (January 2023) it is not possible to fully update the 2011 based analysis. Some 2021 variables that have been published differ from the 2011 format rendering a like for like comparison difficult.
- 3.22 However, data on household tenure 2021 is now available and in the same format as the 2011 census. The following table presents the data (table 3.1).
- 3.23 Table 3.1 shows that the household population of England rose by 6.2% over the decade. Household growth in North Somerset was at a slightly higher rate of 7.3%. However, the rate of households growth for Long Ashton was 2.8 % (89 net households) over the decade some 38% (=2.8/7.3) of the rate of growth achieved in the district.
- 3.24 It is noteworthy that in Long Ashton the number of households in affordable housing reduced over the decade. This may be due to tenants taking the right to buy/acquire or shared owners staircasing out of shared ownership.
- 3.25 It is also noteworthy that the proportion of Long Ashton households that own outright or were private renters increased but at a lower rate than for the wider geographies.

Table 3.1 Comparison of household tenure data from censuses 2011 and 2021

	Owns outright	Owns with a mortgage or loan	Shared ownership	Social rented	Private rented	Lives rent free	Total
<b>Long Ashton</b>							
Census 2021 (no.)	1,087	994	17	201	294	2	2,595
Census 2011 (no.)	998	976	40	212	275	23	2,524
Difference (no.)	89	18	-23	-11	19	-21	71
Difference (%)	8.9	1.8	-57.5	-5.2	6.9	-91.3	2.8
<b>North Somerset</b>							
Census 2021 (no.)	37,250	30,532	679	8,714	17,420	53	94,648
Census 2011 (no.)	32,474	31,891	542	8,103	14,270	947	88,227
Difference (no.)	4,776	-1,359	137	611	3,150	-894	6,421
Difference (%)	14.7	-4.3	25.3	7.5	22.1	-94.4	7.3
<b>England</b>							
Census 2021 (no.)	7,624,693	6,744,372	235,951	4,005,663	4,794,889	30,517	23,436,085
Census 2011 (no.)	6,745,584	7,229,440	173,760	3,903,550	3,715,924	295,110	22,063,368
Difference (no.)	879,109	-485,068	62,191	102,113	1,078,965	-264,593	1,372,717
Difference (%)	13.0	-6.7	35.8	2.6	29.0	-89.7	6.2

Source Census 2011 and 2021

## Key findings from the Census and population projections.

- 3.26 As at census day 2011, the key features of the housing stock were, when compared to wider geographies, the predominance of detached dwellings and lower proportion of flats and terraced houses. Regarding number of bedrooms, similar to the wider geographies 3-bedroom dwellings formed the highest proportion of the housing stock, although the large proportion of 4 and more-bedroom dwellings compared to the wider geographies is evident. The majority of dwellings are owner-occupied dwellings (including those held with a mortgage).
- 3.27 The main household types in Long Ashton were single under 65s, and married couples with a smaller proportion of single parent households.
- 3.28 The population projections for the district reveals an aging population set to grow significantly over the coming years.
- 3.29 The evidence suggests that, to improve the imbalance between housing and households moving forward housing should be delivered partly to enable older person households to downsize within their community. A supply of more affordable housing should be enabled for younger households as many would be unable to afford the 4 or more-bedroom detached housing that will be released by older people downsizing or leaving the area.

- 3.30 In conclusion, this information should provide context and improves the understanding of what is driving housing need trends in the characteristics of need moving forwards.
- 3.31 Regarding change in household numbers when comparing census 2011 and census 2022 it is noteworthy that in Long Ashton the number of households in affordable housing reduced over the decade. This may be due to tenants taking the right to buy/acquire or shared owners staircasing out of shared ownership.
- 3.32 It is also noteworthy that the proportion of Long Ashton households that own outright or were private renters increased but at a lower rate that for the wider geographies.



## 4. Local house prices, rents and affordability

### Introduction and summary of the chapter

- 4.1 In Chapter 4, we look closely at the price and affordability of the housing tenures and compare these factors to district and national levels.
- 4.2 This will help us to understand the extent to which house prices and rents drive the need for affordable housing and other options available to households. Data will feed into our assessment of the requirement for affordable and market housing in the next section and provide context for our overall findings<sup>8</sup>.
- 4.3 Key findings are that:
- house prices and rents are higher in the parish than comparable prices across North Somerset as a whole. Entry level prices would generally be unaffordable to many first-time buyer households;
  - this is compounded by the fact that most supply coming onto the resale market is of 3 to 4 or more-bedroom detached housing; and
  - the additional income required is significant to service a mortgage if households need to upsize.

### Benchmark rents and house prices

- 4.4 Many tables in this chapter state prices at benchmark levels. The 25<sup>th</sup> percentile of house prices and rents is a particularly significant benchmark as this is widely accepted<sup>9</sup> as the entry level market level, being the lowest price at which there is a reasonable supply of housing in reasonable condition.
- 4.5 The percentile value is calculated by listing all lettings or sales in a given period in ascending order according to their price or rent. The number of sales or rentals is divided by 100. The percentile price or rent corresponding to each percentile can be read off. The percentiles most frequently used in this study are the 25<sup>th</sup> (or lower quartile price point) or the 50<sup>th</sup> (the median price point).

### Local rents and the household income required to service a rent

- 4.6 Table 4.1 shows the 25<sup>th</sup> and 50<sup>th</sup> the percentile price point for rented housing in Long Ashton and the district of North Somerset.

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<sup>8</sup> Local Housing Need Assessment: A guide to good practice (DETR 2000) paragraphs 4.18 to 4.29

<sup>9</sup> Local Housing Need Assessment: A guide to good practice (DETR 2000) paragraph 4.22

	Percentile 25 (lower quartile) £pcm	Percentile 50 (Median) £pcm
Long Ashton	1,001	1,300
North Somerset	693	849

Source: Zoopla 2021

- 4.7 The average cost of all rentals at both the 25<sup>th</sup> and 50<sup>th</sup> percentile suggests that prices are higher in the parish, when compared to the district as a whole.
- 4.8 Table 4.2 states the household income required to service local rents at benchmark levels.

	Percentile 25	Average
Monthly rental price (£ per calendar month (PCM))	1,001	1,300
Annual gross household income required £	48,048	62,400

Source: Zoopla and arc4

- 4.9 Table 4.3 states the 2022 value of the local housing allowance that applies to the Long Ashton area noting that this is the Bristol BRMA (broad rental market area). This is significant as it is the maximum rent level that is eligible for housing benefit. Any household eligible for housing benefit and seeking a private rental would need to 100% fund any rent above this level. This significance of this information is that any low-income household eligible for housing benefit, seeking more than a 1-bedroom rental in the area would probably not have the full cost of the rental met by housing benefit as the allowance is lower than local entry level prices.
- 4.10 It should be noted that any dwellings let at housing allowance rates and below could be counted as affordable supply. However a comparison of BRMA levels and table 4.2 and 4.3 shows that benefit claimants would have to pay a significant top up to afford entry level market prices.

Dwelling type	£ per week	£ pcm	Income needed to service £ p.a.
Shared accommodation	82.85	390	18,741
1-bedroom	159.95	693	33,270
2-bedrooms	189.86	823	39,491
3-bedrooms	218.63	947	45,475
4-bedrooms	304.93	1,321	63,425

Source: VOA

## House prices and the income required to service a mortgage

### Long Ashton house prices compared to North Somerset as a whole

- 4.11 Table 4.4 shows that the broad average local lower quartile price across all dwelling types for calendar year 2021 for Long Ashton as published by the Land Registry is estimated at £381,875. Similarly, the broad average local median price for 2021 is estimated at £473,500.
- 4.12 Table 4.4 shows that *on average*, lower quartile prices are significantly higher in the local area compared to the rest of the district. The lower quartile value is regarded by the government and HNS practice guidance as the entry level price for market housing. The lower quartile point is regarded as the lowest price that a reasonable supply of housing is available in reasonable condition.
- 4.13 However, much of the following analysis in chapters 4 and 5 is based upon lower quartile values for different sizes and type of dwelling. This value is taken as the point at which households would require affordable housing if they are living in unsuitable housing and could not afford lower quartile prices or higher of the number of bedrooms they need. Clearly 25% of supply is below the lower quartile price and will be bought by households or investors. There is a risk that such households will find their accommodation unsuitable.

Table 4.4 Comparison of house prices between Long Ashton and North Somerset		
	Percentile 25 (lower quartile) £	Percentile 50 (median) £
Long Ashton	381,875	473,500
North Somerset	222,000	295,500

Source: Land Registry price paid 2021

### Prices by dwelling type

- 4.14 Whilst Land Registry price paid averages are quoted above, the only further analysis possible is by dwelling type.
- 4.15 Prices vary considerably by house type (table 4.5) with the difference between detached and semi-detached of particular note.

Table 4.5 Variation in house price by type				
Type	Percentile 25 £	Median £	Percentile 75 £	Count
Detached	585,000	700,500	807,500	74
Flat	330,000	425,000	467,750	31
Semi-detached	391,750	475,000	595,625	58
Terraced	285,000	385,200	410,000	65

Source: Land Registry 2021/2

## Prices by number of bedrooms

- 4.16 Many households consider the number of bedrooms needed to be a primary factor in their need to move home. The Land Registry does not publish sales by number of bedrooms. The following information is taken from the Rightmove website which is based upon Land Registry registered transactions cross references to its database and in most but not all cases. There is enough information to indicate the extent to which price varies by number of bedrooms.

Table 4.6 Variation in house price by number of bedrooms					
	1-bedroom £	2-bedroom £	3-bedroom £	4-bedroom £	5 or more- bedroom £
Lower quartile £	165,750	267,250	354,000	516,250	685,375
Median £	202,500	289,000	390,000	650,000	720,000
Range from £	129,000	196,000	275,000	382,500	500,000
Range to £	276,000	705,000	695,000	1,200,000	1,385,000
Number in sample	2	15	41	39	20

Source: Land Registry and Rightmove 2021/2

- 4.17 Table 4.7 below calculates the income required to service these entry level prices by number of bedrooms. This is a significant calculation as we base our assessment of whether or not a household is in affordable need on these numbers in comparison to their future housing requirements.

Table 4.7 Income needed to service the mortgage by number of bedrooms					
	1-bedroom £	2-bedroom £	3-bedroom £	4-bedroom £	5 or more- bedroom £
Purchase price	165,750	267,250	354,000	516,250	685,375
Minimum deposit (10%)	16,575	26,725	35,400	51,625	68,538
Mortgage required	149,175	240,525	318,600	464,625	616,838
Annual gross household Income required to service the mortgage	33,150	53,450	70,800	103,250	137,075

Source: Land Registry, Rightmove and arc4

- 4.18 The importance of table 4.8 building on table 4.7, is the indication of increase in purchase price affecting moving households needing to upsize and the implications for affordability. The gap between 3 and 4-bedroom is a substantial impact for growing families.

	Increase in price £	Increase in income required to fund £
1 to 2-bedroom	101,500	20,300
2 to 3-bedroom	86,750	17,350
3 to 4-bedroom	162,250	32,450
4 to 5 or more-bedroom	169,125	33,825

Source: derived from tables 4.6 and 4.7

### The affordability of entry level market housing for sale

- 4.19 The following tables examine the affordability of market housing at the average lower quartile level price both generally and for selected key worker and low income groups using national pay scales. Several household configurations are examined. Additional tables show the income needed for selected affordable home ownership products.
- 4.20 Throughout the following affordability analysis, it must be borne in mind that a larger deposit, whether funded through savings, equity or 'the bank of mum and dad' will reduce the size of the loan and the income required to service it. It should also be recognised that household circumstances will dictate whether the household is eligible for a mortgage, the maximum that a lender is willing to offer and at what interest rate. Factors such as household expenditure, debt, savings and credit score are all assessed, and 'stress tested' by lenders.
- 4.21 In table 4.9, using average dwelling prices for the local area, we estimate the income required to service a mortgage or loan based upon standard assumptions of a 10% deposit and 4.5 income multiplier.

	Price Level Parish		Price Level District	
	Lower quartile £	Median £	Lower quartile £	Median £
Purchase price	381,875	473,500	222,000	295,500
Minimum deposit (10%)	38,188	47,350	22,200	29,550
Mortgage required	343,688	426,150	199,800	265,950
Annual gross household income required to service the mortgage	76,375	94,700	44,400	59,100

Source: Land Registry price paid and arc4

- 4.22 We have already noted that lower quartile prices in the parish are higher than the district of North Somerset. The difference in purchase prices is even larger at the median price point. At the lower quartile price point, individuals require an additional £31,975 of income to afford to live in the parish over the wider area, and £35,600 at the median price point.
- 4.23 Table 4.10 estimates the affordability of average lower quartile prices for selected key worker occupations and household configurations. It is apparent that using the 4.5 income multiplier no single income household at entry level (qualified) or pay after 3-years service (or average for the occupation in the case of nurses) could afford the average entry level price of £381,875. The table also indicates the house price that could be afforded at these household income levels.

<b>Table 4.10 House Purchase Affordability (selected key workers and national minimum and living wages)</b>				
Status	Annual Gross income	Value of mortgage based upon income	Salary required to fund LQ price	LQ price 2021/2
<b>Police Constable</b>				
Newly qualified	£31,143	£140,144	£76,375	£381,875
3-years experience	£34,728	£156,276	£76,375	£381,875
<b>Nurse</b>				
Newly qualified	£27,055	£121,748	£76,375	£381,875
Average	£35,000	£157,500	£76,375	£381,875
<b>Fireman</b>				
Newly qualified	£32,224	£145,008	£76,375	£381,875
3-years experience	£34,269	£154,211	£76,375	£381,875
<b>Teacher</b>				
Newly qualified	£28,000	£126,000	£76,375	£381,875
3-years experience	£31,750	£142,875	£76,375	£381,875
<b>Minimum Wage</b>				
1 x full time	£18,525	£83,363	£76,375	£381,875
1 x full time, 1 x part time	£28,405	£127,823	£76,375	£381,875
2 x full time	£37,050	£166,725	£76,375	£381,875
<b>Living Wage</b>				
1 x full time	£21,225	£95,513	£76,375	£381,875
1 x full time, 1 x part time	£32,591	£146,660	£76,375	£381,875
2 x full time	£42,510	£191,295	£76,375	£381,875

Source: national pay scales 2022, gov.uk 2022, Land Registry 2021/2 and arc4

- 4.24 In table 4.11 we consider the affordability of low-cost housing home ownership (LCHO) products defined as affordable housing within the NPPF 2021 annexe B definitions. Here we use the average lower quartile price as a benchmark before discount as most dwellings coming onto the market would be new build which tends to be offered at a higher price than resale housing.
- 4.25 10% shared ownership would be the most affordable option. The minimum share that can be purchased has been reduced to 10%. The income needed to fund this product would be £47,307 p.a., although this would still be unaffordable to households listed in table 4.10.
- 4.26 The second most affordable product is 30% discounted sale, potentially a First Homes product available only to first time buyers. In this example an income of £53,463 p.a. would be needed to fund a mortgage.

<b>Table 4.11 The income required to fund selected low cost home ownership products</b>	
<b>Discounted sale (20% discount)</b>	<b>Costings/income required</b>
Full price (based on 25th percentile)	£381,875
Starter home price (20% off full price)	£305,500
10% deposit on equity share	£30,550
Mortgaged amount	£274,950
<b>Income required for mortgage</b>	<b>£61,100</b>
<b>Discounted sale (30% discount, potentially First Home scheme)</b>	<b>Costings/income required</b>
Full price (based on 25th percentile)	£381,875
Starter home price (30% off full price)	£267,313
10% deposit on equity share	£26,731
Mortgaged amount	£240,581
<b>Income required for mortgage</b>	<b>£53,463</b>
<b>Shared ownership 50%</b>	<b>Costings/income required</b>
Full price (based on 25th percentile)	£381,875
Equity 50%	£190,938
10% deposit on equity share	£19,094
Mortgaged amount	£171,844
Service Charge (monthly)	£30
Rent (per month based on 2.75% on remaining equity pa)	£438
Income required for mortgage	£38,188
Income required for rent/service charge	£22,443.13
<b>TOTAL</b>	<b>£60,631</b>
<b>Shared ownership 10% (minimum share)</b>	<b>Costings/income required</b>
Full price (based on 25th percentile)	£381,875
Equity 10%	£38,188
10% deposit on equity share	£1,909
Mortgaged amount	£36,278
Service Charge (monthly)	£30
Rent (per month based on 2.75% on remaining equity pa)	£788
Income required for mortgage	£8,062
Income required for rent/service charge	£39,245.63
<b>TOTAL</b>	<b>£47,307</b>
<b>Help to buy</b>	<b>Costings/income required</b>
Full price (based on 25th percentile)	£381,875
Equity 75%	£286,406
Loan 20%	£76,375
Deposit 5%	£19,094
Mortgaged amount	£286,406
Income required for mortgage	<b>£63,646</b>
Loan fee (1.75% in year 6)	£1,337

Source: Land Registry and arc4



## Intermediate (Affordable) housing ‘bandwidth’

- 4.28 When the definition of affordable housing within the NPPF is taken into account necessary to distinguish between affordable products for rent and affordable home ownership products. Practice guidance is clear on this point.<sup>10</sup> The term intermediate housing is generally applied to the cap between social rents and entry level market housing.
- 4.29 Selective relevant quotes from the NPPF (February 2019) are (our emphasis):
- Annexe B, definition, affordable housing: 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 (list is selectively reproduced here);
  - Annexe B, definition, affordable housing (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 price*;
  - Annexe B, definition, affordable housing (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);
  - Paragraph 62: Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required; and
  - Paragraph 71: Local planning authorities should support the development of entry-level exception sites, suitable for first time buyers (or those looking to rent their first home).
- 4.30 So affordable housing applies to households whose needs are not met by the market and this is understood to be in terms of affordability and supply. This is why we use the 25<sup>th</sup> percentile price (both market sale and market rent) as a proxy for both affordability and supply. Our analysis of affordable need has two components. Firstly, those in need of housing that can only afford social rented prices and secondly those that can afford more than a social rent but not market prices. However, the affordability of market prices differs considerably between market rent and market sale which is illustrated in tables 4.12 and 4.13.

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<sup>10</sup> Local Housing Need Assessment: A guide to good practice (DETR 2000) paragraphs 2.23 and 4.48-4.51

## Rented housing

- 4.31 Table 4.12 shows that on average, within Long Ashton, a household in housing need, seeking rented housing with a combined gross income of up to £48,048 could be regarded as being in affordable need.

Table 4.12 Difference in income needed to service a social rent and a minimum market rent			
	Social rent* £	Minimum Market rent **(Lower Quartile) £	Difference £
Weekly rent	97.37	231	133.63
Calendar monthly equivalent	422	1,001	579
Income required	20,252.96	48,048	27,795.04

Source: \*Social Housing Regulator query tool 2019; \*\*Zoopla 2020;

## Affordable home ownership

- 4.32 Table 4.13 shows that on average, within Long Ashton, a household in housing need, with a combined gross income of up to £76,375 seeking affordable home ownership, could be regarded as being in affordable need.

Table 4.13 Difference in income needed to service a social rent and a minimum market			
	Social rent* (£PCM)	Minimum Market price ** (LQ)	Difference £
Price	422	381,875	n/a
Income required	20,252.96	76,375	56,122.04

Source: \*Social Housing Regulator query tool 2019; \*\*Land registry 2020;

## Key findings: local house prices, rents and affordability

- 4.33 In summary, the housing market has seen a high proportion of detached and semi-detached dwellings with 3 or 4-bedrooms. Prices in the parish are substantially more expensive than the wider district, and entry level housing is unaffordable to many household groups.
- 4.34 It is noteworthy that the gap between lower quartile prices of 3 and 4-bedroom homes is sizeable. Over £32,000 extra income per annum would need to be found by the households and it will be a challenge for many younger households to be able to afford to upsize within the parish.
- 4.35 House price and income data enables us to define the parameters for the affordable home ownership products locally defined in the NPPF. For the purposes of this HNS, households would need a minimum income of £47,307 per annum income to afford the lowest cost affordable home ownership option (10% shared ownership. An income

of £76,375 per annum would be required to fund the entry level market house price (table 4.9).

## Concluding remarks: affordable housing and truly affordable housing

- 4.36 This chapter contains a great deal of information on local house prices, rents and the income needed to service these housing costs. In chapter 2, table 2.1 we state the Government's definition of affordable housing<sup>11</sup> in relation to affordable rented housing and affordable home ownership.
- 4.37 It is clear that new build housing that meets the NPPF definitions of affordable home ownership housing may not be affordable to many households that aspire to it in areas with high house prices. This is because affordable home ownership prices are based upon market prices and discounts may be insufficient to enable housing to be affordable to some local households.

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<sup>11</sup> NPPF 2021 Annex 2

## 5. Assessing housing need

### Introduction and summary of the chapter

- 5.1 This section uses data from a household survey and the local authority housing register to estimate the demand for additional housing in the parish and the extent to which supply from the existing housing stock might meet that need.
- 5.2 The household survey questionnaire content, analysis and modelling closely follows government practice guidance for housing needs surveys. In particular the definition of housing need and the process for modelling the scale of affordable housing have been followed. We distinguish between housing need and aspiration and our findings only relate to:
  - households that are residents of the parish or who have a local connection to it;
  - households that are in housing need and are likely to move home or make their first home in the parish; and
  - households that are in need of affordable housing.
- 5.3 All respondents were asked for their view on the type of housing they thought would be needed in the parish in future.
- 5.4 The first part of the analysis of housing need focusses on the survey findings that are a snapshot of household circumstances and their housing needs at the time of the survey. This is all households irrespective of their existing or proposed future tenure.
- 5.5 The second part of the analysis focuses on the need for affordable housing. In accordance with good practice guidance, modelling is used to turn the snapshot of data of affordable need and supply into an annual flow of affordable need and supply. The key output is a measure of the imbalance between flows of affordable need and flows of supply.

### About the household survey

- 5.6 The household survey was conducted during November 2022. All Royal Mail registered addresses in the parish of Long Ashton were sent a questionnaire and had the option of responding by post or online. 2,834 questionnaires were dispatched and 272 were returned. 222 of these were returned through the post, and 50 were completed online. Some of the questionnaires will have been delivered to vacant residential addresses. According to the census 2021 there were 2,595 households resident in the parish and if we use this number as a denominator the response rate was 10.5%.
- 5.7 This chapter reports the main outputs of the survey to inform the need for additional market and affordable housing and further information about local households – especially those that are proposing to move home or newly forming households seeking their first home.

## Practice guidance and definitions used in the analysis

- 5.8 Firstly, the current definition of affordable housing need must be understood to differentiate between the need for market housing and affordable housing. According to the national planning policy framework (NPPF) 2021, Annexe 2, affordable housing need is defined as *'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 definitions'*. [These are fully listed in chapter 2].
- 5.9 This is why section 4 of this report seeks to understand local house prices and rents in some depth and establish the price and cost of entry level housing to the market. This information has been used in the following analysis.
- 5.10 It is important to appreciate that a substantial body of government guidance exists in the conduct of SHMA, HNS and LHNS.
- 5.11 The most detailed guidance<sup>12</sup> was produced in the year 2000 which is the bedrock of housing needs assessments and is still in use today by the leading consultancies. The principles are reiterated in the NPPG<sup>13</sup>. The practice guidance was written by leading academics and commissioned by the government to ensure that **consultants and clients had a common approach** to undertaking HNAs and interpreting findings.
- 5.12 The key features of best practice guidance some of which are reflected in the NPPG 2021 are:
- in the assessment of housing need; **no single source of data** should be wholly relied upon (multiple sources of data have been considered in this HNS and have been applied);
  - the criteria for a household being regarded as in housing need are defined<sup>14</sup> (these definitions are adopted in a simplified format in this HNS);
  - household surveys and housing registers take a **snapshot** of the number of households in need at a point in time and these **need to be converted into annual flows** of households (this is done in this HNS);
  - the method for undertaking this conversion is the **'basic needs assessment model'** (BNAM) (the BNAM is used in the HNS and all SHMA and LHNS studies undertaken by arc4 and other leading consultants);
  - **the key output** is the imbalance between annual flow of households in need and flow of supply (not the stock) of affordable housing;

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<sup>12</sup> Housing Need Assessments: A Guide to Good Practice (DETR) 2000.

<sup>13</sup> NPPG 2021 affordable housing paras 020 to 024

<sup>14</sup> Housing Need Assessments: A Guide to Good Practice (DETR) 2000 table 4.2

- further analysis is needed to disaggregate the key output between the flows affordable rented housing and the affordable home ownership. (The HNS includes this analysis); and
- housing registers can underestimate levels of housing need.

## Crosstabulations

- 5.13 It would be impossible to comprehensively report on survey findings as around 50 questions were asked, covering around 450 variables. A variable is an answer given to a specific question from a list of possible answers. Only the most significant crosstabulations of data variables was undertaken. Each crosstabulation used in this report is explained at the point that it is used. The dataset, which is anonymous, is available for additional ad hoc enquiries should the need arise.
- 5.14 A simple example of a crosstabulation is as follows. A survey of 50 people was undertaken. Each respondent was asked to state their gender and were asked other questions, in this example, how many pets they owned, if any, and what sort of pet they owned (cat, dog etc). From this information you can simply state the number of pets that were owned in total by adding up the answers. However, by using a *crosstabulation* of the data you can find out the answer to more questions such as do more men than women own pets? do more men than women own dogs? etc.
- 5.15 We now report key findings on a topic-by-topic basis based upon questions used in the questionnaire.

## Respondent's general views on priorities for future housing in the parish

- 5.16 Tables 5.1, and 5.2 record respondent views of what they consider to be priorities for future housing in the parish. This is in terms of groups of people and types of dwellings needed in the parish. Note that this was a multiple-choice question and in some cases respondents did not record any priority, so the totals vary on each row. Accordingly, percentages are calculated on the basis of the response to each option rather than the number of households resident in the parish.
- 5.17 Table 5.2 shows that a greater number and proportion of respondents would prioritise smaller homes being built in the parish – whether for singles, couples, families or older households wishing to downsize, and energy efficient homes. Large, detached dwellings and town houses are not seen to be a priority by many respondents.

**Table 5.1** If new homes were to be built in the future in the parish, which types would you consider a priority for the community?

	Priority: Number				Priority: %			
	High	Some	None	Total	High	Some	None	Total
Small homes for singles or couples	56	70	37	163	34.4	42.9	22.7	100
Small family homes (2 or 3-bedroom)	79	73	27	179	44.1	40.8	15.1	100
Larger family homes (4 or 5-bedroom)	22	44	80	146	15.1	30.1	54.8	100
Homes that facilitate working from home	27	62	55	144	18.8	43.1	38.2	100
Smaller homes to enable older people to downsize	55	73	32	160	34.4	45.6	20.0	100
Supported living (sheltered housing or extra care)	41	79	35	155	26.5	51.0	22.6	100
Detached houses	16	42	78	136	11.8	30.9	57.4	100
Semi-detached houses	20	62	51	133	15.0	46.6	38.3	100
Terraced houses	13	58	61	132	9.8	43.9	46.2	100
Town houses (3-storey)	8	38	83	129	6.2	29.5	64.3	100
Bungalows	35	70	46	151	23.2	46.4	30.5	100
Flats or apartments	26	52	61	139	18.7	37.4	43.9	100
Homes with high levels of energy efficiency or Eco Homes	133	32	22	187	71.1	17.1	11.8	100
None of the above	6	1	35	42	14.3	2.4	83.3	100

Source: household survey data

5.18 In Table 5.2, respondents would prioritise houses affordable to first time buyers and affordable homes to rent, with some degree of priority also assigned to older person's housing. Relatively few respondents would consider self-build housing a priority in the parish or homes to rent from a private landlord.

Table 5.2 Which household groups should be considered a priority for the community, if any, in future?								
	Priority: Number				Priority: %			
	High	Some	None	Total	High	Some	None	Total
Homes affordable to first time buyers	96	77	29	202	47.5	38.1	14.4	100
Age restricted housing for older people	45	78	48	171	26.3	45.6	28.1	100
Homes to rent (private landlord), affordable to average income households	25	67	68	160	15.6	41.9	42.5	100
Homes to rent (social landlord) affordable to low-income households	56	59	58	173	32.4	34.1	33.5	100
Housing suited to frail elderly or disabled people	51	93	30	174	29.3	53.4	17.2	100
Affordable home ownership such as shared ownership	28	65	59	152	18.4	42.8	38.8	100
Those wishing to build their own homes (self/custom-build)	12	53	87	152	7.9	34.9	57.2	100
Homes for multi-generational families (including annexes)	15	79	60	154	9.7	51.3	39.0	100

Source: household survey data

## Older person's housing options

5.19 The questionnaire asked respondents aged over 60 what they consider and expect their housing options to be in the future. The following table clearly shows the majority of respondents expect to remain in their current accommodation rather than move into a smaller dwelling or any form of supported accommodation.



<b>Table 5.3 If you are aged 60 years or over, please tell us about any future options you would realistically consider or expect.</b>		
	<b>Consider</b>	<b>Expect</b>
Continue to live in your current accommodation for the foreseeable future with support or adaptations when needed	32	113
Live independently, closer to health and essential services	18	18
Live independently in a smaller or more manageable dwelling	40	10
Live in age restricted sheltered housing as a social or private tenant	18	1
Live in leasehold age restricted flats or apartments with support (similar to McCarthy and Stone retirement living)	19	3
Live in rented housing with a high level of care and support	10	0
Live in an annexe to my children's accommodation	13	2
Live with children other relative or friend who could provide support	6	0
Live in a care or nursing home	20	4

Source: household survey data

- 5.20 62 respondents answered the question '*If you are aged 60-years or over and are thinking of moving home would you expect to remain living within Long Ashton?*'. 18 answered no, 44 answered yes.
- 5.21 The main reason for moving away from Long Ashton is to move closer to family, or cheaper accommodation, and the main reasons households plan to remain in the area are local connection, and being close to friends and/or family.

## The characteristics of moving households

- 5.22 Up to this point information from respondents have been reported without any statistical adjustment. The remaining tables in chapter 5 have been upscaled to represent the household population of the parish as whole. Tables report the scaled-up numbers and the baseline number. 272 questionnaires were returned and the best estimate of the household population is 2,524. So actual (or baseline) response to each question has been upscaled to represent the household population as a whole.
- 5.23 Upscaling of survey responses is unavoidable. In brief, readers will see that the key output of the following analysis is to compare the level of need to the level of supply. The level supply is an actual number not a sample. It would be both illogical and misleading to compare the need based upon a sample of 272 households to the actual number of dwellings that form the supply. Upscaling is therefore necessary to

compare need and supply on a like for like basis. Readers will note that the findings based upon this assumption are reality checked by using housing register data in place of survey data in accordance with the good practice guidance.

- 5.24 According to the Housing Needs Survey, 610 households plan to move home at some point over the next 5-years. This is based upon 64 of the 272 responses. Of these 400 (base 42) households, when asked '*What is the main reason you want to move home in the next five years*', specified a main reason for seeking to move home that shows a need to move, rather than a desire. The need factors used in the questionnaire were derived from the good practice guidance<sup>15</sup>.
- 5.25 As a reality check we note from table there were 228 registered sales in 2021/2 which is in excess of the survey response of  $591/5=118$  per annum. Not all of the 591 moving households (over a 5-year period) will purchase a dwelling, many will rent.
- 5.26 The reasons for seeking to move home stated by respondents are presented in table 5.4.

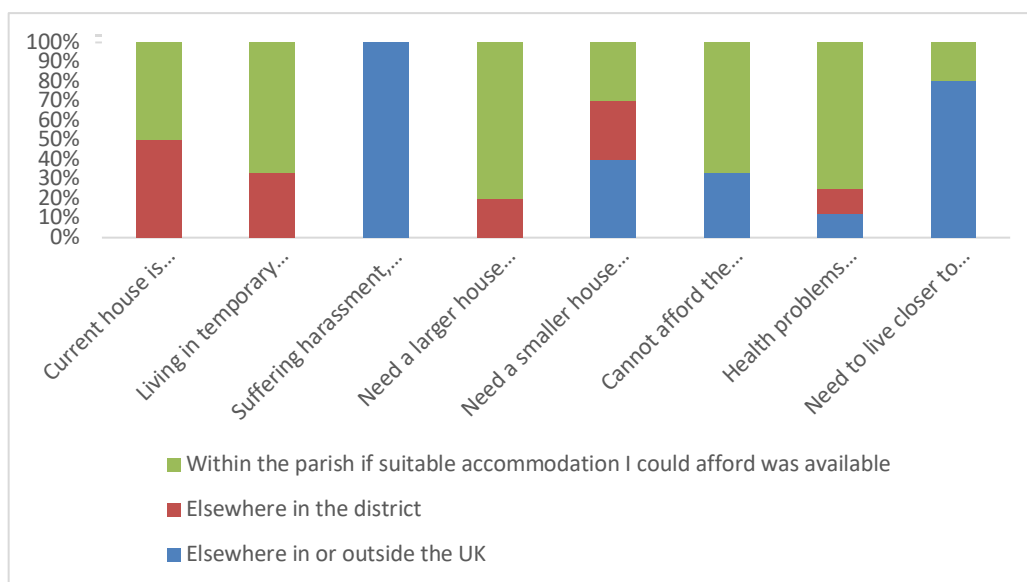
Table 5.4 Main reason for needing to move home	
<b>'Need to move' reasons</b>	
Reason	Count
Current house is overcrowded	19
Living in temporary accommodation and need permanent accommodation	38
Suffering harassment, threat of harassment, crime or domestic abuse	9
Need a larger house	76
Need a smaller house	108
Cannot afford rent or mortgage payments	28
Health problems and/or need housing suitable for older/disabled person	75
Need to live closer to family or friends to give or receive care or support	47
Total	400
Base	42
<b>'Aspire to move' reasons</b>	
Want to live in a nicer house or area	69
Would like to live in a particular school catchment area	9
Would like to live closer to family or friends	19
Other reason	113
Total	210
Base	22
Base Grand Total	62
Scaled up Grand Total	610

Source: household survey 2022

<sup>15</sup> Housing Need Assessments: A Guide to Good Practice (DETR) 2000 table 4.2

- 5.27 The smaller number of households wishing to move for aspirational reasons are not considered to be in housing need and are not included in the remainder of this analysis. One household also wishes to move into a care home, so is excluded from the remainder of the analysis as it is not seeking dwelling.
- 5.28 Not all households that are in housing need and wish to move home would seek to remain living in the area. Respondents were asked if they would prefer to live within Long Ashton parish, or if they would prefer to move elsewhere in the North Somerset district, or elsewhere in or outside of the UK. The information here is based upon a crosstabulation of households that plan to move, are in some form of housing need, and where they plan to move to.
- 5.29 Of the households in housing need that are seeking to move home, 219 households (36% of 610 moving households) (base 23) would remain in Long Ashton. 287 households would remain in the district, but live outside of the parish, and the remaining 104 households would live elsewhere in or outside of the UK. The reasons listed in table 5.4 are broken down by where households wish to move to in Figure 5.2. This shows each reason households are in housing need, with where the households intend to reside shown as a percentage. The reasons have been abbreviated so that they can be identified clearly and are displayed in the order they are displayed in table 5.6.

**Figure 5.2** Reasons households seeking to move home, and where to.



Source: Household survey 2022

- 5.30 This shows what factors are the drivers in why households might be leaving the area. A significant number of moving households in housing need wish to remain in the area, and the reasons for moving away are more likely to be about proximity to family than the accommodation being inappropriate in some way.
- 5.31 Table 5.5 summarises the homes required in terms of number of bedrooms by those that are in housing need and wish to remain in the area.

Bedrooms	Number	Percent
1	22	10.0
2	66	30.1
3	95	43.4
4	27	12.3
5	9	4.1
Total	219	100
Base	23	

Source: household survey 2022

- 5.32 40% of the need is for 1 and 2-bedroom dwellings. 83% of the need is for 1, 2 or 3-bedroom dwellings.
- 5.33 Table 5.6 presents survey findings regarding preferred tenure of moving households that have been reality checked for affordability. For this, we will just look at the tenure of those moving from and remaining in the study area.
- 5.34 Please note that respondents are not asked if they wish to move into Affordable Home Ownership (AHO) dwellings in this question – this asked in a later question and is assessed in paragraph 5.39.
- 5.35 The evidence suggests there is a desire to move away from insecure private rented dwellings into owner occupied tenures. An additional factor may be that households are renting housing to enable them to move into the area giving them time to await a suitable house to purchase.

	Current	Future	Difference
Owner-occupied	86	95	10
Affordable	67	114	48
Private rented	67	10	-58
Total	219	219	
Base	23	23	

Source: household survey 2022. Rounding errors are present

## The characteristics of newly forming households

- 5.36 Evidence from the household survey suggests 229 people (base 24) are planning to leave an existing household and find a place of their own over the next 5-years. Of these, 76 (base 8) plan to remain in the study area.
- 5.37 All of the newly forming households remaining in the area are single person households.

- 5.38 The bedrooms required by these newly forming households are presented in table 5.7, and tenure sought in table 5.8.

Table 5.7 Bedroom need for newly forming households		
Bedrooms	Number	Percent
1	29	38
2	29	38
3	19	25
Total	76	100
Base	8	

Source: household survey 2022

Table 5.8 Tenure choices for newly forming households		
Tenure Type	Number	Percent
Owner Occupied*	38	50.0
Affordable	29	37.5
Private Rented**	10	12.5
Total	76	100
Base	8	

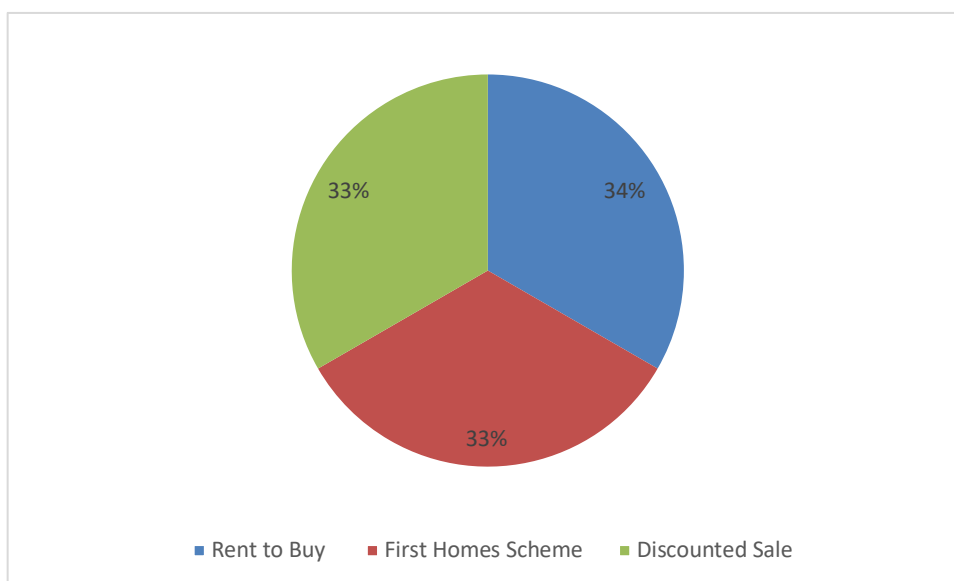
Source: household survey 2022

\*Includes those seeking affordable home ownership

\*\* Would need to claim housing benefit/universal credit housing element

## The level of interest in affordable home ownership

- 5.39 There are a number of affordable home ownership options available. With the Government launching its First Homes scheme, and further options for discounted sale and shared ownership and the related rent to buy scheme available to households. The new Help to Buy scheme however is not classed as affordable housing by the government. Both First Homes and Help to Buy are now restricted to first time buyers.
- 5.40 The survey questionnaire asked both existing households that plan to move, and newly forming households, if they would consider any of these options. Whilst we have already considered tenure for existing households at table 5.8, some households declared they would be interested in these options – even if it looks like they might not need to rely on them, or they expressed interest in multiple options. Half of existing households and two thirds newly forming households stated that they would be interested in affordable home ownership. Figure 5.3. show expressions of interest for affordable home ownership options with most interest being in the new First Homes scheme although there is a similar level of interest in other options except shared ownership. There was significant interest in rent to buy which potentially leads to shared ownership.

**Figure 5.3 Interest expressed in affordable home ownership options**

Source: household survey 2022

- 5.41 In the case of First Homes, we assume that households considered themselves eligible for the scheme as the survey questionnaire was clear about the criteria for it. The evidence certainly suggests interest in the First Homes scheme, with shared ownership being the least popular.

### Summary of current need by tenure

- 5.42 The following table summarises the five-year housing need for the study area from both existing and newly forming households based solely on the household survey data.
- 5.43 Individual responses to the survey were carefully analysed to ensure that plausible decisions have been made on the affordability of options to households to ensure that respondents expectations in terms of affordability are realistic. Any assumptions that have been made, are based upon an individual's preference for in affordable housing (affordable rented and homeownership) options commensurate with the income levels they have identified, or what they have told us is affordable to them.
- 5.44 The following data have been derived from crosstabulations of household survey data involving the questions of local connection (to North Somerset) housing need, intention to move home, whether existing or newly forming household's location of the future home was the parish.

Tenure	Existing households	Newly forming households	Total Households
Market sale	95	29	104
Market rent	10	19	28
Affordable rent	57	19	57
Affordable home ownership e.g. First Homes	57	10	66
<b>Total</b>	<b>219</b>	<b>76</b>	<b>296</b>

Source: household survey 2022. NB base numbers stated in previous tables. Rounding errors are present.

NB total affordable need is 57+57+19+10=143)

- 5.45 Table 5.9 shows the number of households that were assessed as requiring and being able to afford either market or affordable housing and the latter has been disaggregated into affordable rented housing and affordable home ownership according to their preference. The affordable number (143) is taken forward into the affordable need modelling presented later in this chapter.
- 5.46 Bedroom requirements by dwelling type are presented in table 5.10. This shows that those able to afford market housing are seeking a higher proportion of 3-bedroom homes and lower proportions of 1 or 2-bedroom homes than those needing affordable rented housing. As indicated in table 4.8 some growing households needing 4-bedroom accommodation are looking to the affordable home ownership tenure to achieve this.

	Market number required	Affordable rent required	Affordable Home Ownership required	All	Market number required	Affordable rent required	Affordable Home Ownership required
Number of bedrooms	Number			Row total	Percent		
1	19	19	0	38	12.5	25.0	0.0
2	48	48	38	134	31.3	62.5	57.1
3	86	10	0	95	56.3	12.5	0.0
4	0	0	19	19	0.0	0.0	28.6
5	0	0	10	10	0.0	0.0	14.3
	153	76	67	296	100.0	100.0	100.0

Source: household survey 2022. Base stated in previous tables.

- 5.47 The above is gross need and no allowance has been made for use of vacancies.

## How should the scale of need be interpreted?

- 5.48 A HNS cannot be considered robust if it is not interpreted correctly. There are 2 principal misconceptions about interpreting data presented in HNS studies which are addressed if the good practice guidance is followed.
- 5.49 **The first misconception is that households in need is a finite number.** In fact there is a *flow* of households in need that never stops because the circumstances of people and households are constantly changing. Households will continue to form as children grow up and as adults form new relationships. Household needs will change due to factors such as age, birth of children, illness or death of family members, change in economic circumstances. At the same time their current dwelling may fall into disrepair or become unsuitable for their changing needs<sup>16</sup>. Our household survey was designed to capture all of these factors affecting households.
- 5.50 Therefore it would be over simplistic and inappropriate to conclude that '*the need is X households*'. We have to employ a model to turn this snapshot of need into an annual rate of flow i.e. '*Y households per annum*'.
- 5.51 The scale of the flow may change from time to time and this is why HNS studies should be repeated every 5-years.
- 5.52 Further, we would also highlight the underlying trends detected by the household survey that should be taken into account when assessing levels of housing need in the parish. The first important trend is affordability which is worsening as house prices rise. Many new households are unable to participate in the local home ownership market as they cannot afford to do so, neither can key worker or other households unless they have significant equity or savings or more than one income. The second most important trend is demographic change. We have also evidenced from household projections that the population is ageing. None of the above will be addressed unless newbuild housing actually addresses these needs.
- 5.53 **The second misconception is that the future flow of housing supply of affordable housing can be accurately predicted** which is why in this report up until table 5.10 we have reported gross need (i.e. not taking account of supply).
- 5.54 Further analysis of the need for affordable housing below, will focus on modelled data using the basic needs assessment model (BNAM) which turns the above snapshot information into annual flows of need and factors in several sources of supply.

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<sup>16</sup> Housing Need Assessments: A Guide to Good Practice (DETR) 2000 table 4.2



## Turning the snapshot of affordable need into a flow: the basic needs assessment model (BNAM)

- 5.55 The fundamental concept that sits behind the good practice guidance and the National Planning Practice Guidance (NPPG) 2021<sup>17</sup> is an understanding of how the quantity of housing need should be stated. As alluded to in paragraph 5.49 above, the correct unit of measurement is households per annum, in other words the rate of flow of households in need. The role of the model is to turn snapshots of need from sources such as a housing register or household surveys into annual flows of need. Snapshots are of limited value as they do not reflect a real-world dynamic situation of existing households falling into need as their circumstances change and new households forming.
- 5.56 The importance of the Basic Needs Assessment Model (BNAM) is that it is the tried and tested method for converting snapshot levels of households in housing need (from household surveys or housing registers) into flows. The concept and the BNAM process has been accepted as sound by innumerable Local Plan and planning appeal inspectors.

### Stages of the BNAM

- 5.57 There are 4 main stages to the model:
1. snapshot quantity of existing households in affordable housing need;
  2. snapshot quantity of newly forming households in affordable housing need;
  3. conversion of snapshots of affordable need into annual flows; and
  4. estimation of the flow supply from the existing affordable stock and committed future supply from new build
- 5.58 Because the NPPF 2021 defines several affordable rented and affordable home ownership products we ensure that each is disaggregated at need and supply stages of the model.

### *Affordable housing need*

- 5.59 We apply the model to more than just the household survey data. Snapshots of housing need have been derived from the household survey and the council's housing register. However careful consideration needs to be given to housing register data as its scope is mostly to record existing households in social/affordable rented need. We need to add in estimates of annual newly forming need and need where households have expressed a preference for affordable home ownership. Only by making these adjustments from the best available data, can we compare findings from different data sources on a like for like basis.

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<sup>17</sup> NPPF 2019 affordable housing paras 020 to 024

- 5.60 The findings of the **need side** of the model Stages 1, 2 and 3 are presented in table 5.11.
- 5.61 A full description of the BNAM model and the assumptions we have made regarding inputs to the BNAM are contained in the technical appendix at the end of this report.

<b>Step #</b>	<b>Step</b>	<b>Upscaled survey evidence</b>
1	Snapshot quantity of existing households in affordable housing need	114
2	Snapshot quantity of newly forming households in affordable housing need	29
	<b>Sub total</b>	<b>143</b>
3	Conversion of snapshots of affordable need into annual flows (divide by 5) (households per annum)	29

Source: Household survey 2022 (table 5.9), NB rounding errors may be present. Unrounded and base numbers are presented in the technical appendix.

- 5.62 Data in table 5.11 shows that according to the survey broadly 50% of the affordable need is for affordable home ownership, 50% for social or affordable rent (67/75).
- 5.63 The survey based affordable need gross flow of 29 households per annum should be regarded as an underestimate. This is because the survey was targeted on local residents and as such it cannot record need from households that do not live in the parish but have a connection to it. The evidence suggests that the number of households with a local connection is significant as a number of households leave the parish annually and this number accumulates.
- 5.64 As noted at the start of this chapter, the good practice guidance states that more than one source of data should be used in the HNS. We asked the council to provide housing register data using a Freedom of Information (FOI) Act, the response to which is stated in the technical appendix. Housing register data should not be regarded as an accurate comparator to survey data as it is not an objective or comprehensive system for assessing affordable need:
- councils restrict who is eligible to register;
  - registration is voluntary, people in need may choose not to register and tend not to register if they believe that a timely offer of accommodation can be made;
  - it does not record those who are seeking affordable home ownership; and
  - it does not take account of newly forming households as specified by the good practice guidance.
- 5.65 Data supplied by the council in response to our FOI request is difficult to interpret. The council told us that 750 applicants stated they were seeking to live in Long Ashton.

- This means that competition for vacancies through the Homechoice system will be intense and justifies our assumption in the BNAM supply model that only a fraction of vacancies will benefit parish residents in affordable need.
- 5.66 The FOI response states that 24 parish residents and 28 with a local connection are on the register. These numbers are not plausible as a snapshot level of need compared to survey and prevalence rate findings when the scale of local supply and challenging levels of affordability due to high house prices are taken into account. Readers are reminded that there has been no affordable housebuilding in the parish for a number of years.
- 5.67 We have modelled housing register data and this appears in our technical appendix. The key finding is that for local connection data we estimate a gross unmet need for 23 dwellings per annum which should be regarded as an underestimate for the reasons outlined in paragraph 5.64 above.
- 5.68 The FOI response stating 750 applicants are seeking affordable rented housing in the parish is noteworthy and has severe implications for local need as discussed in paragraph 5.66. This has not been modelled but the inference remains that Long Ashton is playing a limited role in meeting the districts affordable need overall in preference to local households.
- 5.69 To reflect this, we have undertaken an exercise to examine the pro rata number of households on the district housing register published by the Government's Live table 600. The detailed steps are presented in the technical appendix but by this method we find the gross flow of need to be 42 dwellings per annum which is higher than the survey findings.
- 5.70 So, in conclusion, the good practice guidance states that more than one method should be used to assess the level of need. We have used 3 methods (survey, prevalence rates and housing register) and modelled 4 sets of data. The flow of gross need ranges from 22 to 43 dwellings per annum with the household survey at 29 dwellings per annum being a little lower than the average value of all 4 sets of data (34 dwellings per annum).
- 5.71 Prevalence rates are explained in the technical appendix.

### *Affordable supply*

- 5.72 Stage 4 of the model assesses **supply side** data and arrives at the net imbalance between supply and demand flows. arc4 has refined the last stage of the model to distinguish between affordable rented housing and affordable home ownership imbalances.
- 5.73 The last stage of the model is estimating affordable supply and deducting the flow of affordable supply from the flow of households in need of affordable housing. The good practice guidance is clear that estimating supply is complex as it varies from year to year and committed supply from new build is subject to interpretation.
- 5.74 Supply comes from two sources; vacancies from within the existing stock of housing (relets and resales) and new build (first lettings and sales). These types of supply have different impacts on the unmet need for affordable housing which will be explained

later. Also future supply from extant planning consents should be taken into account provided this is committed supply. It is our practice not to include outline consents as committed supply or allocated sites where full planning consent has not been obtained,

- 5.75 Regarding vacancies *in the existing stock* (relets), snapshot supply data as at 2022 has been obtained from the council. We have adjusted this level of supply downward as the council's letting system allocates some parish affordable supply to non-parish residents. We have taken this step as our aim is to measure unmet need for affordable housing arising from parish residents so only a relevant proportion of the supply should be taken into account.
- 5.76 Regarding vacancies *for the affordable home ownership stock* the census 2011 recorded a stock of 40 units and we have reflected the small amount of supply that will arise from this annually at 2 units. Again it is likely that vacancies will not be purchased by local households. Although census 2022 data shows that the stock has reduced in size.
- 5.77 Regarding future new build, we could find no consented supply of affordable housing from the council's planning portal.
- 5.78 Further assumptions that we have used in stage 4 of the model are explained in the technical appendix at the end of this report. Please note that in table 5.12, a negative number in the right most 3 columns describe an undersupply of affordable housing.
- 5.79 The table can easily be used to model the impact of future supply as development proposals come forward and can be regarded as committed supply if they receive full planning consent.
- 5.80 The key finding from table 5.12 is that annually for the next 5-years on the basis of household survey data, (the time horizon of the HNS) there is a need for an additional flow of around 22 affordable dwellings per annum. Cumulatively there is a 5-year unmet need of 108 dwellings (49 affordable rent and 59 affordable home ownership).
- 5.81 Readers are reminded that this finding should be regarded as a minimum number as the HNS cannot take into account need from households living outside the parish with a local connection to the parish. Survey evidence suggests that cumulatively this will be a large number of households as a large proportion of households told us they would leave the parish to find suitable housing they can afford.

Table 5.12 Summary of the detailed analysis of the flow of supply and affordable need (household survey outputs)															
	Gross flow of need			Supply flow from vacancies			Supply flow from first lettings and sales			Supply flow from all sources			Imbalance between supply and need		
	Affordable rent	Affordable home ownership	Affordable total	Affordable rent	Affordable home ownership	Total	Affordable rent	Affordable home ownership	Total	Affordable rent	Affordable home ownership	Total	Affordable rent	Affordable home ownership	Total
Year 1	15	14	29	5	2	7	0	0	0	5	2	7	-10	-12	-22
Year 2	15	14	29	5	2	7	0	0	0	5	2	7	-10	-12	-22
Year 3	15	14	29	5	2	7	0	0	0	5	2	7	-10	-12	-22
Year 4	15	14	29	5	2	7	0	0	0	5	2	7	-10	-12	-22
Year 5	14	13	27	5	2	7	0	0	0	5	2	7	-9	-11	-20
5-year totals	74	69	143	25	10	35	0	0	0	25	10	35	-49	-59	-108

Source: household survey, and data from SNDC

Note: a negative number in the rightmost 3 columns indicates a shortfall in supply.

## Implications of unmet need for affordable housing

- 5.82 If the *flow* of affordable need is not met the options facing households are:
- to leave the area in order to find suitable housing they can afford; or
  - to stay put and endure unsuitable housing; or
  - in the case of newly forming households, do not form or continue to share housing.
- 5.83 We have noted that many households told us they plan to leave the area to find suitable housing they can afford. However, in reality many will also turn to the private rented sector.
- 5.84 The English Housing Survey (EHS) headline report 2021 provides relevant information in respect to the role of the tenures. The report shows the tenure that the sample of new households achieved in 2021 across England, subject to rounding errors:
- Owner occupation 27%
  - Social rent 13%
  - Private rent 60%
- 5.85 It is clear that most new households rely upon rented housing whether market or social rent. Private rented sector housing often ‘takes the strain’ where affordable supply is inadequate, or households are unable to afford local house prices. The HNS demonstrates that in the parish, the private rented sector cannot fulfil this role due to the small size of the stock and the stock of affordable housing is insufficient to meet the established level of need.
- 5.86 HNS Tables A2.1 and 3.1 show that the proportion of private rented homes in the study area was a lower proportion of the stock compared to the district and England as a whole – some 275 units (294 census 2021). Figure A2.3 shows that 46% are detached and semi-detached houses. Table A.2.5 shows that over half of the units are 3 or more-bedroom homes. We understand that a proportion of flats in the parish are age restricted for older people. Accordingly, the private rented sector stock will generate relatively few vacancies many of which would not be suitable or affordable entry level housing for new households.
- 5.87 Further, the local housing allowance rates for 2 or more-bedroom housing would be unaffordable to most of the key worker households and 3 or more-bedroom housing would not be affordable to many households of all types.
- 5.88 The implication of the above is that rented housing whether affordable or market, is of such scale as not to present a feasible option for many households unable to meet their needs through home ownership and supply of affordable home ownership is small compared to other tenures. These households have little choice but to find suitable housing they can afford outside the parish.

## Summary and key findings of section 5

- 5.89 The section is in 4 parts:
- information about the survey and the relevant practice guidance;

- analysis of snapshot data from the survey;
  - modelling of the data from the survey and comparison of findings using other sources of data; and
  - further relevant data from external sources such as the Survey of English Housing.
- 5.90 The first part of the analysis of housing need focusses on the survey findings that are a snapshot of household circumstances and their housing needs at the time of the survey. For the avoidance of doubt this is all households irrespective of their existing or proposed future tenure.
- 5.91 Key findings from the snapshot are:
- 108 (27%) of households in need that intend to move home in the next five-years needed a smaller home whilst 76 (20%) stated that they needed a larger home;
  - 20% cited financial reasons or issues to do with security of tenure;
  - 20% cited healthcare problems;
  - of those households that are living in unsuitable housing 219 (36% of all moving households) were seeking to remain in the parish, those seeking to leave were mostly moving to give or receive care or support or relocate for employment;
  - 76 (33%) of newly forming households wish to remain in the parish;
  - All newly forming households will be single person households;
  - there is likely to be a future shortage of 1, 2 and 3-bedroom dwellings across all tenures;
  - regarding affordable rented housing, survey data shows that 88% of the need is for 1 and 2-bedroom housing; and
  - overall, the survey snapshot found that 143 households were likely to be in affordable housing need across the 5-year horizon of the survey.
- 5.92 Broadly these quantitative survey findings reflect the qualitative views of respondents about priorities for new build housing in Long Ashton. In our survey respondents told us that their priorities would be for smaller homes being built in the parish – whether for singles, couples, families or older households wishing to downsize, and energy efficient homes. Large, detached dwellings and town houses are not seen to be a priority by many respondents. Respondents also told us that they would prioritise houses affordable to first time buyers and affordable homes to rent, with some degree of priority also assigned to older person’s housing. Relatively few respondents would consider self-build housing a priority in the parish or homes to rent from a private landlord.
- 5.93 It is necessary to convert this snapshot data into an annual flow of households in order to compare need to flow of supply that will arise from vacancies and committed new build housing. The Basic Needs Assessment Model (BNAM) is used to achieve this.
- 5.94 When annualised by the BNAM to turn snapshot survey data into an annual flow, there is an affordable need of 29 existing and newly forming household per annum. This is regarded as a minimum measure of affordable need using this method;

- 5.95 If prevalence rate data instead of survey data is adjusted to include newly forming households and those seeking affordable home ownership there are 36 households per annum in affordable need. Housing register data is also used to estimate need for comparative purposes, and this is summarised in table 9.1 of the technical appendix.
- 5.96 Survey data suggests that 50% of the households in need would prefer affordable home ownership rather than social or affordable rented housing.
- 5.97 Affordable supply from vacancies and projected first lettings and sales is projected forward to arrive at an estimate of the amount of supply to deduct from the above gross affordable need. Supply from new build is subject to interpretation. The supply is based upon recent supply from affordable vacancies allocated to local households.
- 5.98 Overall, the net 5-year need for affordable housing is 108 dwellings around 22 dwellings per annum.
- 5.99 It is important to note that this finding is for the 5-year period 2022 to 2026 inclusive. Supply and demand flows would need to be re-measured in 2026 to arrive at the level of unmet affordable need for the following 5-years.
- 5.100 We conclude that need exists for my client's development proposal. HNS findings reveal a wider context to this need:
- no additional new build supply has been built in the parish for over a decade despite an annual flow of need being present;
  - according to the census there are fewer households living in affordable housing in the parish over the decade 2011 to 2021;
  - due to the s106 agreement and policy within the neighbourhood plan, the additional supply arising from the site would be let to local people in perpetuity; and
  - the objectives of the neighbourhood plan would be met, conforming with policy LHN 3 and LHN 4 concerning local requirements, housing mix, as well as enabling downsizing and ensuring that dwellings would help to meet local need in perpetuity.



## 6. Key findings and conclusions

### Introduction and summary of the chapter

- 6.1 Our aim in this section is to consider all relevant information and form a balanced assessment of the level of unmet housing need in the parish.
- 6.2 Additional affordable housing is needed and should aim to address some apparent imbalances between the housing supply and households:
- the need to retain a proportion of existing and newly forming households that would otherwise leave the area;
  - the need to achieve a larger proportion of affordable home ownership in the housing stock; and
  - the need to enable older households to downsize without leaving the community;
- 6.3 These would be achieved by ensuring that smaller homes with 1, 2 or 3-bedrooms were built in future, and some emphasis on the affordable home ownership tenures.
- 6.4 The annual flow of households in affordable need exceeds the available supply to such an extent that my client's proposed scheme is justified.
- 6.5 Chapter 2 sets the context for this HNS by referencing the National Planning Policy Framework (NPPF) in particular the current definition of affordable housing. Reference is also made to the importance the government attaches to development enabling mixed communities to retain a wide range of households and achieve a mix of housing size, type and tenure. Reference is made to the Local Plan and the Neighbourhood Plan.
- 6.6 Chapters 3 and 4 demonstrate that in many respects the parish cannot be regarded as mixed and balanced when compared to district and national profiles. As at census day 2011, the key features of the housing stock were, when compared to wider geographies, the predominance of detached dwellings and lower proportion of flats and terraced houses. Regarding number of bedrooms, similar to the wider geographies, 3-bedroom dwellings formed the highest proportion of the housing stock, although the large proportion of 4 and more-bedroom dwellings compared to the wider geographies is evident. Most dwellings are owner-occupied dwellings.
- 6.7 Comparing data between the 2011 and 2021 censuses it is evident that the number of households living in affordable housing has reduced, possibly due to the purchase of stock under the right to buy/acquire and shared ownership households becoming sole owners.
- 6.8 The main household types in Long Ashton were single under 65s, and married couples with a smaller proportion of single parent households.
- 6.9 The population projections for the district reveals an aging population set to grow significantly over the coming years.

- 6.10 According to data from the Land Registry and Rightmove, the gap between average prices of 2 and 3-bedroom and 3 and 4-bedroom homes being large, will challenge many younger households and growing families to be able to afford to upsize into home ownership within the parish. With a small social and private rented sector they may not be able to rent locally either.
- 6.11 Chapter 4 also demonstrates that much of the market housing supply through vacancies consists of or 3 and 4-bedroom houses, and there is potentially little supply of flats and 1-bedroom dwellings. Unless this is addressed through new-build housing, the area will not be able to retain its younger or older population.
- 6.12 Chapter 5 reported on the information and data gathered from the household survey. Firstly, it presented snapshot data. Overall, the survey found that over the next 5-years 219 existing households and 76 newly forming households are likely to be in housing need and would seek to remain in the parish. Overall, there is likely to be a shortage of 1, 2 and 3-bedroom dwellings across all tenures.
- 6.13 The survey snapshot found that 114 existing and 29 newly forming households are likely to be in *affordable* housing need, 143 in total over the 5-year horizon of the survey.
- 6.14 Broadly these quantitative survey findings reflect the qualitative views of respondents about priorities for new build housing in Long Ashton. In our survey respondents told us that their priorities would be for smaller homes being built in the parish – whether for singles, couples, families or older households wishing to downsize, and energy efficient homes. Large, detached dwellings and town houses are not seen to be a priority by many respondents. Respondents also told us that they would prioritise houses affordable to first time buyers and affordable homes to rent, with some degree of priority also assigned to older person’s housing. Relatively few respondents would consider self-build housing a priority in the parish or homes to rent from a private landlord.
- 6.15 Regarding affordable need, in accordance with government good practice guidance the recommended Basic Needs Assessment Model (BNAM) is employed to turn snapshot data onto annual flows of households in need. The model then compares the flow of households in affordable need to the flow of supply. The model recognises that need and supply must be separately accounted for in respect of social/affordable rented housing and affordable home ownership due to the current definition of affordable housing in the NPPF.
- 6.16 When annualised by the BNAM to turn snapshot data into an annual flow, there is a minimum affordable need of 29 existing and newly forming household per annum. This is regarded as a minimum measure of affordable need using this method;
- 6.17 The good practice guidance suggests that more than one source of data is used in a housing needs assessment such as this. If prevalence rate data instead of survey data is used there are 43 households per annum in affordable need.
- 6.18 Supply from vacancies, committed first lettings and sales is projected forward to arrive at an estimate of the amount of supply to deduct from the above gross affordable need. The supply we have taken into account is based upon supply from affordable vacancies allocated to local households and committed supply from newbuild

assuming that it would be let or sold to local households. This reduces the flow of unmet affordable need measured by the survey to 22 units per annum.

- 6.19 The proportion of affordable home ownership suggested by the survey is significantly higher than that envisaged by local plan. Survey data suggests that the proportion of intermediate and affordable home ownership need is 50% of the overall affordable need.
- 6.20 Therefore, my client's proposal would meet some but not all of the unmet need estimated by the HNS. There needs to be a sustained level of newbuild affordable housing in the parish if need and supply are to be in balance.
- 6.21 We conclude that need exists for my client's development proposal. The HNS puts this finding into context:
- no additional new build supply has been built in the parish for over a decade despite an annual flow of need being present;
  - according to the census there are fewer households living in affordable housing in the parish over the decade 2011 to 2021;
  - due to the s106 agreement, this additional supply would be let to local people; and
  - the objectives of the neighbourhood plan would be met, conforming with policy LHN 3 and LHN 4 concerning local requirements, housing mix, as well as enabling downsizing and ensuring that dwellings would help to meet local need in perpetuity.

## 7. Appendix 1: Data

7.1 These tables provide the data to support figures 2.1 to 2.6. The source is census 2011 except for the population projections which are published by ONS.

Table A2.1 Tenure						
	Long Ashton		North Somerset		England	
	Number	%	Number	%	Number	%
Owned Outright	998	39.5	32,474	36.8	6,745,584	30.6
Owned (Mortgaged)	976	38.7	31,891	36.1	7,229,440	32.8
Shared Ownership	40	1.6	542	0.6	173,760	0.8
Social rented	212	8.4	8,103	9.2	3,903,550	17.7
Private rented	275	10.9	14,270	16.2	3,715,924	16.8
Living rent free	23	0.9	947	1.1	295,100	1.3
<b>All Households</b>	<b>2,524</b>	<b>100.0</b>	<b>88,227</b>	<b>100.0</b>	<b>22,063,368</b>	<b>100.0</b>

Table A2.2 House type						
	Long Ashton		North Somerset		England	
	Number	%	Number	%	Number	%
Detached	898	35.6	29,547	33.5	4,949,216	22.4
Semi-Detached	805	31.9	26,694	30.3	6,889,935	31.2
Terraced	405	16.0	14,050	15.9	5,396,459	24.5
Flat etc	374	14.8	16,755	19.0	4,668,839	21.2
Caravan etc.	2	0.1	1,181	1.3	158,919	0.7
<b>Total</b>	<b>2,524</b>	<b>100.0</b>	<b>88,227</b>	<b>100.0</b>	<b>22,063,368</b>	<b>100.0</b>

	Owned outright		Owned (mortgage)		Social rented		Private rented etc.		Totals	
	Number	%	Number	%	Number	%	Number	%	Number	%
Detached	411	16	407	16	9	0	71	3	<b>898</b>	<b>36</b>
Semi-detached	330	13	342	14	66	3	67	3	<b>805</b>	<b>32</b>
Terraced	131	5	196	8	35	1	43	2	<b>405</b>	<b>16</b>
Flat etc.	126	5	71	3	102	4	117	5	<b>416</b>	<b>17</b>
<b>Totals</b>	<b>998</b>	<b>40</b>	<b>1,016</b>	<b>40</b>	<b>212</b>	<b>8</b>	<b>298</b>	<b>12</b>	<b>2,524</b>	<b>100</b>

	Long Ashton		North Somerset		England	
	Number	%	Number	%	Number	%
Studio/bedsit	8	0.3	177	0.2	54,938	0.2
1-bedroom	143	5.7	8,626	9.8	2,593,893	11.8
2-bedrooms	461	18.3	22,920	26	6,145,083	27.9
3-bedrooms	973	38.5	33,659	38.2	9,088,213	41.2
4-bedrooms	682	27	18,064	20.5	3,166,531	14.4
5 & 5+bedrooms	257	10.2	4,781	5.4	1,014,710	4.6
<b>Totals</b>	<b>2,524</b>	<b>100</b>	<b>88,227</b>	<b>100</b>	<b>22,063,368</b>	<b>100</b>

	Owned outright		Owned (mortgage)		Social rented		Private rented etc.		Totals	
	Number	%	Number	%	Number	%	Number	%	Number	%
1-bedroom	27	1	10	0	72	3	42	2	<b>151</b>	<b>6</b>
2-bedroom	155	6	117	5	90	4	99	4	<b>461</b>	<b>18</b>
3-bedroom	456	18	384	15	40	2	93	4	<b>973</b>	<b>39</b>
4 or more- bedroom	360	14	505	20	10	0	64	3	<b>939</b>	<b>37</b>
All categories	<b>998</b>	<b>40</b>	<b>1,016</b>	<b>40</b>	<b>212</b>	<b>8</b>	<b>298</b>	<b>12</b>	<b>2,524</b>	<b>100</b>

Table A2.6 Household composition						
	Long Ashton		North Somerset		England	
	Number	%	Number	%	Number	%
One person aged 65 & over	312	12.4	12,523	14.2	2,725,596	12.4
One person other	363	14.4	14,592	16.5	3,940,897	17.9
Family all aged 65 and over	282	11.2	9,727	11.0	1,789,465	8.1
Married couple no children	369	14.6	12,847	14.6	2,691,927	12.2
Married couple 1 dep. child	190	7.5	5,007	5.7	1,285,267	5.8
Married couple 2 or more dep. children	349	13.8	8,802	10.0	2,087,738	9.5
Married couple all children non-dep	110	4.4	4,615	5.2	1,233,748	5.6
Same-sex Civil Partnership couple	6	0.2	103	0.1	30,775	0.1
Cohabiting couple no children	158	6.3	4,430	5.0	1,173,172	5.3
Cohabiting couple 1 dep. Child	45	1.8	1,633	1.9	438,750	2.0
Cohabiting couple 2 or more dep. children	51	2.0	1,654	1.9	452,030	2.0
Cohabiting couple all children non-dep	8	0.3	317	0.4	108,486	0.5
Lone parent 1 dep child	58	2.3	3,016	3.4	883,356	4.0
Lone parent 2 or more dep. children	49	1.9	2,361	2.7	689,899	3.1
Lone parent all children non-dep.	49	1.9	2,359	2.7	766,569	3.5
Other with one dependent child	18	0.7	752	0.9	290,816	1.3
Other with two 2 or more dependent children	21	0.8	672	0.8	293,200	1.3
Other household types; all full-time students	1	0.0	104	0.1	124,285	0.6
Other; all aged 65 and over	7	0.3	284	0.3	61,715	0.3
Other household types	78	3.1	2,429	2.8	995,677	4.5
All households	2,524	100.0	88,227	100.0	22,063,368	100

Table A2.7 Population projections in broad age bands						
Projected Year	Aged 0 to 15	Aged 16 to 24	Aged 25 to 49	Aged 50 to 64	Aged 65+	All Ages
2018	38,863	18,088	62,670	43,351	50,947	213,919
2019	39,141	17,846	62,811	44,041	51,659	215,500
2020	39,316	17,673	63,057	44,753	52,216	217,015
2021	39,587	17,471	63,250	45,370	52,852	218,532
2022	39,610	17,530	63,508	45,879	53,509	220,041
2023	39,653	17,667	63,837	46,093	54,268	221,517
2024	39,563	17,912	64,257	46,319	54,960	223,011
2025	39,537	18,138	64,721	46,299	55,750	224,446
2026	39,402	18,528	65,177	46,194	56,569	225,868
2027	39,186	19,024	65,612	45,912	57,529	227,263
2028	39,004	19,463	66,033	45,553	58,581	228,636
2029	38,880	19,788	66,422	45,213	59,672	229,978
2030	38,859	20,002	66,633	45,036	60,750	231,273
2031	38,880	20,057	66,951	44,890	61,768	232,543
2032	38,817	20,209	67,275	44,698	62,801	233,806
2033	38,894	20,169	67,702	44,680	63,635	235,080
2034	39,135	20,034	68,070	44,648	64,465	236,351
2035	39,362	19,842	68,487	44,664	65,232	237,585
2036	39,595	19,629	68,961	44,638	66,014	238,833
2037	39,857	19,433	69,389	44,755	66,687	240,119
2038	40,150	19,287	69,646	45,161	67,178	241,421
2039	40,464	19,190	69,849	45,632	67,592	242,731
2040	40,773	19,122	70,039	46,206	67,912	244,054
2041	41,094	19,019	70,151	46,951	68,181	245,397
2042	41,427	18,996	70,284	47,623	68,434	246,762
2043	41,767	19,046	70,410	48,192	68,725	248,134
Change (No)	2,904	958	7,740	4,841	17,778	34,215
Change (%)	7.5%	5.3%	12.4%	11.2%	34.9%	16.0%

Source: Nomis

## 8. Appendix 2: The Survey Questionnaire



The Occupier

Reference number:

(Please note and quote in all correspondence)

### Local Housing Needs Survey (HNS)

Dear resident,

Please take 5-10 minutes to complete this questionnaire which is being sent to all households in the parish of Long Ashton. You can also take the survey online on your PC, tablet or smartphone using the QR code below or visiting [www.tinyurl.com/LongAshton22](http://www.tinyurl.com/LongAshton22)

**What is the aim of the survey?** Our client is the Long Ashton Land Company Ltd. which owns the land next to Warren Lane.

**Why is a survey necessary?** Housing needs surveys have a shelf life of between 3 and 5-years and my client is seeking to update the survey undertaken in 2018. The survey report would incorporate data from the recent census (2021) and reveal any impact of the surge in house prices, rents and the cost of living on those residents needing to find more suitable housing or set up home for the first time.

**Can someone that lives outside the parish take the survey?** Yes, if they have a connection to the village or parish using the above link or QR code below.

**What companies are involved in running the survey?** arc4 is an experienced housing consultancy who's staff have worked all over England and Wales providing independent and impartial housing needs surveys and assessments. CNB Housing insights is a sub-contractor of arc4 (ICO reg. no. ZA773915) and will undertake the data processing on behalf of arc4.

**Will my personal information be shared?** arc4 guarantees your privacy and the security of the data. We will not pass it on to anyone, including the client. arc4 is registered with the Information Controller's Office (ICO) (reg. no. Z992934X) and complies fully with data protection legislation and GDPR. All information from respondents will be amalgamated and anonymously summarised in a statistical report.

**Can I get help with the survey?** Answers to FAQ appear on arc4's website [www.arc4.co.uk](http://www.arc4.co.uk) You can get help at any time by calling the following freephone number **0800 612 9133**.

**The deadline for responding is 28<sup>th</sup> November 2022.** Please use the reply envelope provided or complete online. The reply envelope is addressed to CNB Housing Insights.

Yours faithfully

*Chris Broughton*

arc4





## Questionnaire Part 1: About you, your current home and household:

<b>1. Do you currently reside within the parish of Long Ashton? Please tick one box</b>			
Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
<b>2. IF in question 1 you have replied 'yes', have you lived within the parish of Long Ashton for the last 2 consecutive years or more?</b>			
Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
<b>3. Do you currently reside within the District of North Somerset? Please tick one box</b>			
Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
<b>4. IF in question 3 you have replied 'yes', have you lived within the North Somerset district for the last 2 consecutive years or more? Please tick one box</b>			
Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
<b>5. If you have answered no to any of questions 1 4, please provide further information. We are asking this question as we wish to include non residents with a local connection to the parish (as defined by the council) in the survey. Please tick all boxes that apply:</b>			
What is the name of the town/village or full postcode of where you live currently?		<input type="text"/>	
Have close family members lived in Long Ashton parish (parent, sibling or adult children) for the last 2 consecutive years or more?			<input type="checkbox"/>
Do close family members resident in the parish <u>provide</u> care or support <i>for you</i> ?			<input type="checkbox"/>
Do close family members resident in the parish <u>receive</u> care or support <i>provided by you</i> ?			<input type="checkbox"/>
Do you or your partner work in the parish of Long Ashton (16 hours or more per week for more than one year)?			<input type="checkbox"/>
Do you or your partner work in the district of North Somerset (16 hours or more per week for more than one year)?			<input type="checkbox"/>
Within the last 5-years have you lived anywhere in North Somerset for a continuous period of 10-years or more?			<input type="checkbox"/>

**6. How would you describe your current home? Please tick one box**

Detached house or bungalow		Studio or bedsit flat	
Semi-detached house or bungalow		Caravan or mobile home	
Terraced House or bungalow		Living with another household and sharing facilities	
Flat or maisonette (ground floor)		Lodging or renting a room in someone's house	
Flat or maisonette (upper floor)		Refuge or temporary accommodation	

**7. Please tick if your present accommodation is a bungalow or dormer bungalow**

--	--

**8. How many bedrooms do you have in your present home?**

Single bedrooms		Double bedrooms		Total bedrooms	
-----------------	--	-----------------	--	----------------	--

**9. How would you describe the tenure of your current home? Please tick one box**

Owner-occupier (own outright)		Council or housing association rented	
Owner-occupier (with a mortgage or loan)		Shared ownership or shared equity	
Rented privately		Lodging or temporary accommodation	

**10. How would you describe the circumstance of you and any partner?**

	Self	Partner
Employed or self-employed: working full time		
Employed or self-employed: working part time		
Home-maker or unpaid carer		
Unemployed		
Full time student		
Permanently retired		

**11. Please enter information for each person currently living in your accommodation**

	<b>Relationship to you</b> (e.g. partner/spouse, parent, son/daughter, lodger, friend, carer)	<b>Age</b>	<b>Gender</b> (M/F/other)
Person 1	(YOU)		
Person 2			
Person 3			
Person 4			
Person 5			
Person 6			
Person 7			

**12. Is the 'head of household' or their partner aged 65 or over?**

Yes/no

**13. Are you and/or your partner employed in any of the following essential local worker categories? Please tick any that apply**

Doctor, nurse, care worker	<input type="checkbox"/>	Transport e.g. rail staff, HGV driver	<input type="checkbox"/>
Education and child care e.g. teacher, support staff, social worker	<input type="checkbox"/>	Public safety and national security e.g. police, MOD, fire service, prison and probation staff	<input type="checkbox"/>
Key public services e.g. justice system, religious staff, journalism	<input type="checkbox"/>	Utilities, communication, financial services e.g. banking, gas and electricity staff, postal service	<input type="checkbox"/>
Food e.g. processing, food sales and delivery	<input type="checkbox"/>		<input type="checkbox"/>

**14. If your household moved home into the parish in the last 5 years why did you move home?**

Please tick any that apply:

Employment in the parish	<input type="checkbox"/>
Easier commuting from the parish	<input type="checkbox"/>
To obtain more suitable housing	<input type="checkbox"/>
To give or receive care or support from or to a family member	<input type="checkbox"/>
To live nearer family and/or friends	<input type="checkbox"/>
School catchment	<input type="checkbox"/>
To live in a rural area	<input type="checkbox"/>

**15. Please tell us if you or your partner (if any) have your name(s) down on any of the following waiting lists or registers** *Please tick any that apply:*

The North Somerset affordable housing register	
A waiting list for affordable housing maintained by a housing association	
A register of interest for affordable home ownership	
A waiting list for a nursing or care home	
The North Somerset self and custom housebuilding register	

***If you or your partner are aged 60-years or more, please let us know about the housing options you would consider later in life in questions 16 and 17:***

**16. If you are aged 60 years or over, please tell us about any future options you would realistically consider or expect.** *Please tick any that apply:*

	Consider	Expect
Continue to live in your current accommodation for the foreseeable future with support or adaptations when needed?		
Live independently, closer to health and essential services		
Live independently, in a smaller or more manageable dwelling		
Live in age restricted sheltered housing as a social or private tenant		
Live in leasehold age restricted flats or apartments with support (similar to McCarthy and Stone retirement living)		
Live in rented housing with a high level of care and support		
Live in an annexe to my children's accommodation		
Live with children other relative or friend who could provide support		
Live in a care or nursing home		
Other <i>Please write in:</i>		

**17. If you are aged 60 years or over and are thinking moving home would you expect to remain living within the parish?** *Yes/No*

Please write in the main reason for your response:

## Questionnaire Part 2: your views about housing in the parish

*The following questions seek your views on the type of housing that are most needed locally.*

18. If new homes were to be built in the future in the parish, which types would you consider a priority for the community, if any? <i>Please tick the level of priority:</i>			
Description	Not needed/no priority ✓	Some priority ✓	High priority ✓
Small homes for singles or couples			
Small family homes (2 or 3-bedroom)			
Larger family homes (4 or 5-bedroom)			
Homes that facilitate working from home			
Smaller homes to enable older people to downsize			
Supported living (sheltered housing or extra care)			
Detached houses			
Semi-detached houses			
Terraced houses			
Town houses (3-storey)			
Bungalows			
Flats or apartments			
Homes with high levels of energy efficiency or Eco Homes			
None of the above			

19. Which household groups should be considered a priority for the community, if any, in future? <i>Please tick the level of priority:</i>			
Description	Not needed/no priority ✓	Some priority ✓	High priority ✓
Homes affordable to first time buyers			
Age restricted housing for older people			
Homes to rent (private landlord), affordable to average income households			
Homes to rent (social landlord) affordable to low-income households			
Housing suited to frail elderly or disabled people			
Affordable home ownership such as shared ownership			
Those wishing to build their own homes (self/custom-build)			
Homes for multi-generational families (including annexes)			
Other priority groups – please state:			

## Part 3: Future house moves – your entire household

Please complete this section if your entire household **plans or needs to move home** in the next 5-years and the dwelling you currently live in would become available for another household to buy or rent. Please answer if you need to move home but cannot for any reason.

20. Does your <u>entire household</u> plan to move home in the next 5 years leaving a vacant house for sale or rent? <i>Please tick one box and continue from question as directed:</i>		
Yes	<input type="checkbox"/>	<i>Please continue from Q21</i>
No	<input type="checkbox"/>	<i>Please continue from <b>part 4</b></i>
I/We would like or need to move home but are unable to	<input type="checkbox"/>	<i>Please continue from Q21</i>

21. How likely are you to move home if suitable housing you could afford was available? <i>Please tick one box</i>					
Highly likely	<input type="checkbox"/>	Quite likely	<input type="checkbox"/>	Possibly	<input type="checkbox"/>

22. Where would you ideally like to move to? <i>Please tick one box</i>	
Within the parish if suitable accommodation I could afford was available	<input type="checkbox"/>
Elsewhere in the district	<input type="checkbox"/>
Elsewhere in or outside the UK	<input type="checkbox"/>

23. What is the <u>main reason</u> you are planning to move home within the next 5 years? <i>Please tick <u>one</u> box only</i>	
1. Current house is overcrowded (e.g. children over 10-years of opposite sex sharing a bedroom)	<input type="checkbox"/>
2. Living in temporary accommodation and need permanent accommodation	<input type="checkbox"/>
3. Forced to move (e.g. eviction, repossession or tenancy ending)	<input type="checkbox"/>
4. Suffering harassment, threat of harassment, crime or domestic abuse	<input type="checkbox"/>
5. Need a larger house i.e. too few bedrooms for your family	<input type="checkbox"/>
6. Need a smaller house i.e. have rooms that you don't need or cannot manage	<input type="checkbox"/>
7. Cannot afford the rent or mortgage payments	<input type="checkbox"/>
8. Health problems and/or need housing suitable for older/disabled person	<input type="checkbox"/>
9. Current house is in severe disrepair I cannot afford/my landlord won't rectify	<input type="checkbox"/>

10. Need to live closer to family or friends to give or receive care or support	
11. Need to move home because of a relationship breakdown	
12. Need to re-locate for employment in the parish	
13. None of the above	

**24. If 'none of the above' apply, which of the following would be the main reason for you moving home?** *Please tick one box only:*

Want to live in a nicer house or area	
Would like to live closer to family or friends	
Plan to permanently move into my friend or my partner's accommodation	
Would like to live closer to shops or doctors or other services	
To reduce journey time or distance to work	
Would like to be in a particular school catchment area	
Other reason	

**25. What type of dwelling would your next home be? Please tick one box**

Detached house		Studio or bedsit flat	
Semi-detached house		Caravan or mobile home	
Terraced house		A nursing or care home	
Bungalow		Living with another household and sharing facilities	
Flat or maisonette		Refuge or temporary accommodation	

**26. How many bedrooms would your new home need to have do you have?**

Single bedrooms		Double bedrooms		Total bedrooms	
-----------------	--	-----------------	--	----------------	--

**27. What tenure would your new home be? Please tick one box**

Owner occupied (outright)	
Owner occupied (with a mortgage or loan)	
Rented privately (private tenancy, tied with employment or living rent free)	
Rented from a council or housing association	

**28. If you cannot afford local market house prices or private rents, would you most likely take one of the following options. Please tick your main interest:**

1. Discounted sale (20-30% discount off market price but also applies to re-sales)	
2. The Government's First Home Scheme (30% discount off purchase price and re-sales. Available to first time buyers only)	
3. Shared ownership (you jointly own part of the dwelling with a housing association and pay rent on the part you don't own)	
4. Rent to buy (you rent a dwelling from a housing association for a set amount of time before exercising an option to buy as a shared owner or full owner)	

**29. If you have responded to Q28 what is your main preference? Enter no. 1 4:**

	<i>Enter</i>	
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**30. Would your next home be either self or custom built? Please tick one option:**

Definitely		Possibly		No	
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**31. What amount could you afford to pay for your housing costs? Please fill in the corresponding box or tick one of the last two options**

House purchase - purchase price	£
House purchase - deposit amount	£
Private rental - monthly cost	£
None of the above - I could only afford a social rent	None of the above - I could only afford to rent if I claimed housing benefit

**32. What is the gross annual income of yourself and any partner? \***

	£	
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*\* You are assured that your response is confidential. Your personal information will not be published, shared or sold to anyone. The information would help us to estimate house prices and rents of any housing that might be built, to be affordable to local households.*

**33. Do any of the following statements apply to any member of your household (either now or in the next 5 years)? Please tick any that apply**

Personal care or support will be needed	
Adaptations will be needed in the home (e.g. ramp, stairlift, bathroom adaptations)	
Adaptations will be needed for wheelchair use in the home	



## Part 4: Future house moves – people planning to leave your household and get a place of their own. Please complete on their behalf.

This may be a child or any other member of your household or someone that is living with you temporarily, moving permanently away from your home. Please complete the questions for each new household likely to form from your existing household in the next 5-years. **Do not include** people that plan to leave temporarily, or form student households.

### 34. Do any members of your household plan to move home to a place of their own permanently in the next 5 years? Please tick one box and continue from question as listed

Yes		Please continue from Q36
They want to move home but are unable to		Please continue from Q35
No		The survey is complete. Thank you.

### 35. If they are unable to move home, please tell us the main reason?

	New household 1	New household 2
Lack of suitable accommodation they can afford		
Because of family, support or health reasons		
Any other reason		

### 36. How would you describe the new household?

	Household 1	Household 2
Single person household		
Couple, without children		
Single parent or couple with children		
<b>AND what is the age of the oldest person in the new household?</b>		

### 37. How would you describe the new household(s) that will form when they leave?

(will they need a place of their own or will move in with someone else?)

Tick one box per household

	Household 1	Household 2
A member of your household is planning to live alone or live with someone who is also seeking a place of their own (if this option is selected, please continue with the survey at question 38).		

A member of your household is planning to move in with someone who <i>already has a place of their own</i> . <i>If this option is selected, there is no need to complete further questions for this household.</i>		
A member of your household is planning to live in a care home or nursing home. <i>If this option is selected, there is no need to complete further questions for this household.</i>		

### 38. Where would the new household(s) ideally like to move home to?

*Please tick one box per household*

	Household 1	Household 2
In the parish if suitable accommodation they could afford was available		
Elsewhere in district if accommodation they could afford was available		
Elsewhere in or outside the UK		

### 39. What type of accommodation would their new home be?

*Please tick one box per household*

	Household 1	Household 2
Detached house or bungalow		
Semi-detached house or bungalow		
Terraced house or bungalow		
Flat or maisonette		
Studio or bedsit flat		
Caravan or mobile home		
A refuge or temporary accommodation		
Accommodation provided by employer or armed forces		

### 40. How many bedrooms would they need in their new home

	Household 1	Household 2

### 41. What tenure would they like their new home to be? *Please tick one box per household*

	Household 1	Household 2
Owner occupied (outright)		
Owner occupied (with a mortgage or loan)		
Rented privately (private tenancy, tied with employment		

Rented from a council or housing association		
--	--	--

**42. If they cannot afford local market house prices or private rents, would they most likely take one of the following options?** *Please tick any that are of interest:*

	Household 1	Household 2
1. Shared ownership (they jointly own part of the dwelling with a housing association and pay rent on the part you don't own)		
2. Discounted sale (20-30% discount but also applies to re-sales)		
3. The Government's 'First Home' scheme (30% discount off purchase price and re-sales. Available to first time buyers only)		
4. Rent to buy (you rent a dwelling from a housing association for a set amount of time before exercising an option to buy as a shared owner or full owner.		

**43. If you have responded to Q42 what is their main preference?** *Enter no. 1 4:*

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**44. What amount could they afford to pay for their housing costs?**

*Please fill in the corresponding box or tick one of the last two options for each household*

	Household 1	Household 2
House purchase – purchase price:	£	£
House purchase – deposit amount:	£	£
Private rental – monthly cost:	£	£
They could only afford a social rent		
They would need to claim housing benefit		

**45. Estimated household income\***

	Household 1	Household 2
What is their estimated annual gross income?	£	£

\* You are assured that your response is confidential. Your personal information will not be published, shared or sold to anyone. The information would help us to estimate house prices and rents of any housing that might be built, to be affordable to local households.

**46. Do any of the following apply to any member of the new household(s)?**

*Please tick any that apply :*

	Household 1	Household 2

Care or support in the new home would be needed		
Adaptations would be needed (e.g. for access, stairlift, bathroom)		
Adaptations for wheelchair use in the home would be needed		

**Thank you for completing this questionnaire. Please return it in the prepaid envelope provided.**

## 9. Appendix 3: Technical Appendix (explanation of key assumptions made in the BNAM)

### The council's response to FOI requests

#### A: Need

FOI 4126524

**A) How many applicants that are resident in the parish are on the register?**

24

**Please provide a breakdown of the priority band they are in and bedrooms required?**

Data exempt

**B) How many households are on the register that have indicated a preference to be housed in the parish?**

750

**NOTE:** The North Somerset Housing Register records residence by parish, but preference by electoral ward. Long Ashton electoral ward also includes Wraxall and Failand Parish.

**Please provide a breakdown of priority and bedrooms required**

Data exempt

**C) How many households are on the register and have a local connection to the parish that is in accordance with your allocation policy?**

28

**NOTE:** The North Somerset HomeChoice Policy doesn't have a defined parish connection criteria, but we have provided the combined information of those who either live or work in the parish.

**Please provide a breakdown of priority and bedrooms required?**

Data exempt

**D) Does the council have a list of households that are seeking affordable home ownership?**

**If so, please provide information of demand within the parish, preferably indicating the affordable tenure required? If you don't have this data at parish level please provide for the local authority area as a whole.**

No.

**B: Supply****Long Ashton**

**Please provide the following data from the Homefinder/Homechoice system:**

**A) How many relets and how many first lettings of new build were there for the area over the last 12 months (or the latest 12 months you have data for) that were advertised by the homechoice system (i.e. please exclude decants/temporary moves for repairs or improvements)? Please state the period.**

Lettings data since 1 November 2021

Relets	20
New Build	0

**B) How many were let to residents of the area including those with a local connection to the area as defined by your allocation policy, and how many were let to applicants living outside this area without a local connection to the area?**

Long Ashton resident	Data exempt
Other North Somerset local connection	

**C) Please provide a breakdown of the lettings in terms of number of bedrooms, whether new build or relet and housing register priority band.**

All relets (see Question A)

1-bed, Band A	<5
1-bed, Band B	<5
1-bed, Band C	<5
2-bed, Band A	<5
2-bed, Band B	5
2-bed, Band C	5
3-bed, Band B	<5

## Gross affordable need

- 9.1 Chapter 5 presents snapshot data from the household survey and concludes that 143 households are in affordable housing need over a 5-year period from November 2022. In chapter 5 we explain that the correct interpretation of unmet housing need is the rate of flow of need compared to the rate of flow of supply.
- 9.2 The basic Needs Assessment Model (BNAM) is used to convert a snapshot into a flow. The BNAM findings for the flow of need are presented in table 5.11. The full tabulation

of the model is now presented in table 9.1 below. This table includes base data and grossed-up data. It is necessary to gross up data to make a like for like comparison of other sources of data. This is because 90% of households did not respond to the survey. Note that there has been no adjustment for survey bias (some tenures in the sample being under or over-represented) as error margins would be unacceptably high.

9.3 Table 9.1 also contains comparative data so that the survey findings are compared to other sources of data. The data used for comparison is from prevalence rates and the housing register. As noted in chapter 5, to compare housing register data and survey data on a like for like basis, additional information is needed regarding newly forming households and those in affordable need seeking NPPF defined affordable home ownership products who will not be included in register data.

**Table 9.1 Gross need using BNAM model applied to several data sources**

Stage		Unweighted survey	Upscaled survey	Housing register (local connection)	Housing Register (Pro rata)	arc4 Prevalence rates
Response		272 (10%)	2,595 (100%)	N/A	N/A	N/A
Snapshot Filters	Existing households with a local connection planning to move home over the next 5-years	64	610.59			
	Existing households planning to move home over the next 5-years in housing need	42	400.70			
	Existing households planning to move home over the next 5-years who seek to remain resident in Long Ashton Parish	23	219.43			260
	Existing households planning to move home over the next 5-years who seek to remain resident in Long Ashton Parish in affordable need	12	114.49	28	76	156
	People or households likely to leave an existing household and find a place of their own over the next 5-years	24	228.97			201
	People or households likely to leave an existing household and find a place of their own over the next 5-years seeking	8	76.32			60

	to remain in the study area					
	People or households likely to leave an existing household and find a place of their own over the next 5-years seeking to remain in the study area in affordable need	3	28.62	29	29	60
Totals	A. Total number of households (existing and newly forming) in housing need seeking to remain in Long Ashton Parish (sum of rows preceding the above shaded rows)	31	295.75			
	B. Total number of households (existing and newly forming) in affordable housing need seeking to remain in Long Ashton Parish (sum of shaded rows)	15	143.11	57	105	216
Modelling	Uplift for 50% affordable home ownership:50% Affordable rent		N/A	57	105	N/A
	Snapshot		143	114	210	216
	Annualise: Gross need p.a.	3	29	23	42	43
	Supply from vacancies		7	7	7	7
	Net shortfall p.a.		22	16	35	36
	5-year shortfall		*108	79	175	181

Source: as stated in column headings. Rounding errors are present. \* See table 5.12.

- 9.4 The grossing up factor is parish households at census 2021 divided by responses to the survey =  $2,595/272 = 9.5404$ .
- 9.5 Interpretation of housing register data is difficult as the local authority was unable to provide an accurate assessment of the number of households not resident in the parish with a local connection. Neither does the households survey. To sense check survey findings and partial housing register data supplied by the council stated above, we have considered the scale of North Somerset's entire housing register as reported in Gov.uk live table 600. Live table 600 (LT 600) carries a health warning that the numbers presented are not equivalent to the number of households in need. There are several additional factors to consider but only some adjustments are possible:
- households in need not registering which is an unknown and cannot be estimated (explained further in paragraph 5.65);



- as the number is a snapshot number it should be regarded as a number that is net of supply. Social and affordable supply from vacancies and new build completions are reported by Gov.uk so this can be adjusted; and
- register numbers and supply vary year by year so we have taken the average of the last 3-years.

9.6 The adjustment is as follows:

- average value of social and affordable rented vacancies (CoRe social housing lettings data) = 135;
- average value of social and affordable rented new build (LT 1011C) = 55;
- average value of numbers on the housing register = 3,116;
- the estimated minimum gross need from existing households = the sum of the above = 3,306;
- the pro-rata factor is parish households in social/affordable housing census 2021 (Table 3.1) divided by district households social/affordable housing =  $201/8,714 = 2.3066\%$ ;
- existing households in seeking social or affordable rented housing pro rata to Long Ashton is  $3,306 \times 2.3066\% = 76$ ;
- local newly forming household in affordable need from survey evidence = 29;
- the sub total of households seeking social or affordable rented housing =  $29+76=105$ ;
- uplift for affordable home ownership is estimated as approximately equivalent to those in affordable rented housing according to survey evidence table 5.9;
- Long Ashton's gross affordable need by this method is the district need is therefore 210 households; and
- this is annualised to 42 dwellings per annum less supply of 7 units per annum = 36 or 181 over the 5-year horizon of the HNS.

9.7 This should be regarded as a minimum number as not all households in need of social or affordable housing will have joined the housing register. It is a higher rate of flow than measured by the household survey which should also be regarded as an underestimate as HNS methodology is incapable of measuring need from households with a local connection to the parish that don't live within the parish.

9.8 Use of prevalence rates are common in social science where large amounts of historic data exist from which prevalence rates can be drawn. arc4 has a database of over 2.5m households (weighted data) from which on average 10% of a household population will be in housing need and around 60% will be in affordable need and around half of these households will be seeking suitable housing elsewhere. This is how we have arrived at the number of 156 existing households in affordable need. This is sometimes called backlog need. For newly arising need we base our prevalence rate of 1.55% of households per annum and note from survey evidence that 30% are in affordable need that are seeking to remain in the area. This is 60 households over a 5-

year period. The prevalence rate reflects the English Housing Survey (EHS) household formation rate averaged over 3-years.

## Assumptions made in estimating future affordable housing supply

- 9.9 Our experience and the good practice guidance tell us that it is very difficult to get an accurate reading of the flow of affordable housing supply:
- stock is often confused with supply;
  - it fluctuates on an annual basis;
  - new build housing distorts the background level of supply (and need);
  - whilst we acknowledge that it is important to take future new build housing into account there is no certainty that sites with planning consent will be developed;
  - in line with the NPPF, supply of social and affordable rented housing must be separated from supply of affordable home ownership such as shared ownership; and
  - there is currently a negligible supply of affordable home ownership vacancies in most local authority areas.
- 9.10 Taking all of the above into account, we have developed a supply model that improves upon the basic needs assessment model. This appears as table 5.12 in the report.

### Local need and supply

- 9.11 Readers are reminded that due to the application of the Council's social and affordable lettings policy, a proportion of affordable rented housing vacancies and first lettings of newbuild affordable housing will be let to households who do not live in the parish. See the council's response to our FOI request "B: Supply" above. We have therefore, in table 5.12, reduced the level of supply from social/affordable vacancies from 20 to 5 given the overwhelming demand for vacancies from the housing register (FOI A: Need, paragraph B) as it would not be a fair comparison of local need against local supply. Our aim is to measure unmet need for housing deriving from parish residents or those with a connection to the parish.
- 9.12 We have worked on parish HNS where as few as 5% of vacancies are allocated to local people.

### Summary of extant planning consents and allocated sites that are committed as of July 2022

- 9.13 Using the council's planning portal, we could find no extant planning consent for affordable housing.

## Local need and supply

- 9.14 Readers are reminded that due to the application of the Council's social and affordable lettings policy, a proportion of affordable rented housing vacancies and first lettings of newbuild affordable housing will be let to households who do not live in the parish. We have therefore, in table 5.14, reduced the level of supply from vacancies and newbuild as it would not be a fair comparison of local need against local supply. Our aim is to measure unmet need for housing deriving from parish residents or those with a connection to the parish.