

MOORLANDS HOUSE, STOCKWELL STREET, LEEK, STAFFORDSHIRE
MOORLANDS. ST13 6HQ TEL: (01538) 483550 FAX: (01538) 483586

**APPLICATION FOR FULL AND OUTLINE
PLANNING PERMISSION OR APPROVAL OF
RESERVED MATTERS**

Please read the attached guidance notes before completing this form.

FOUR copies of this form and FOUR copies of the plans are required.

PART ONE

1. APPLICANT Name: STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL.. Address: MOORLANDS HOUSE, STOCKWELL STREET, LEEK, STAFFS, ST13 6HQ. Tel. No.:	2. AGENT Name: HULME UPRIGHT MANNING Address: 43, ST. EDWARD STREET, LEEK, STAFFS, ST13 5DN. Tel. No.: 01538 399669
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Particulars of Proposed Development

3. Address or location of proposed development.	HAREGATE HALL, HAREGATE ROAD, LEEK, STAFFS.
4. Description of proposed development.	OUTLINE PLANNING APPLICATION FOR 100% AFFORDABLE DWELLING HOUSES. ALL MATTERS TO BE RESERVED WITH THE EXCEPTION OF ACCESS.

06/00949 GRE 63 23 AUG 2006 SMDG

Type of Application

5. (a) Is this a full application? (This includes a change of use)	NO	
(b) Is this an outline application? (See Guidance Notes)	YES	If YES tick the items (if any) for which you are seeking approval at this stage. 1. Siting (inc. layout) <input checked="" type="checkbox"/> 4. Means of Access 2. Design 5. Landscaping 3. External Appearance
(c) Are you applying for approval of reserved matters following an outline permission?	NO	If YES state reference and date of outline permission.
(d) Are you applying for temporary permission?	NO	If YES state the length of period for which you are applying.
(e) Are you applying for renewal of an existing temporary permission or to continue a use or retain a building without complying with a condition(s)?	NO	If YES state reference and date of existing permission and relevant condition where appropriate.
6. State whether your proposal includes:-		
(a) New Buildings	YES	
(b) Alterations or extensions to existing buildings	NO	
(c) Change of Use	YES	
(d) Construction of new access to highway	Vehicular Pedestrian	YES YES
(e) Alteration of existing access to highway	Vehicular Pedestrian	YES YES
(f) Any operations not falling within the above categories.	NO	

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Rev.	Drawn	Comments	Date



Client
Staffordshire Moorlands District Council

Title
Location Plan

Job Ref. **15512**
Drawing No. **AL [0] 08**

Date **Aug-2006**

Scale **1:1250 on A4**

Drawn **CJC**

Checked

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Staffordshire Moorlands District Council

Affordable Housing Site Developments

The government is demonstrating a new commitment on sustainable design and construction with the revision of Part L of the Building Regulations and the promised publication of the 'Code For Sustainable Homes'. There are increasing expectations for local authorities to lead the way. The affordable housing site proposals offer tremendous opportunities to demonstrate good practice in the Moorlands for other future building projects in the area.

Issues to be examined in the design building and construction of the three proposed sites include:

- Designing for Minimum Waste
- Minimising Energy Use
- Lean Construction
- Avoiding Pollution
- Conserve and Enhance Wildlife
- Conserve Water Resources
- More Sustainable Transport

There will obviously be a requirement to comply with the new Part L Building Regulations but the new 'Code For Sustainable Homes' will also be considered as will achieving the Building Research Establishment's 'Eco-Home' standard and the Council's own 'Guidance on Sustainable Design and Construction'.

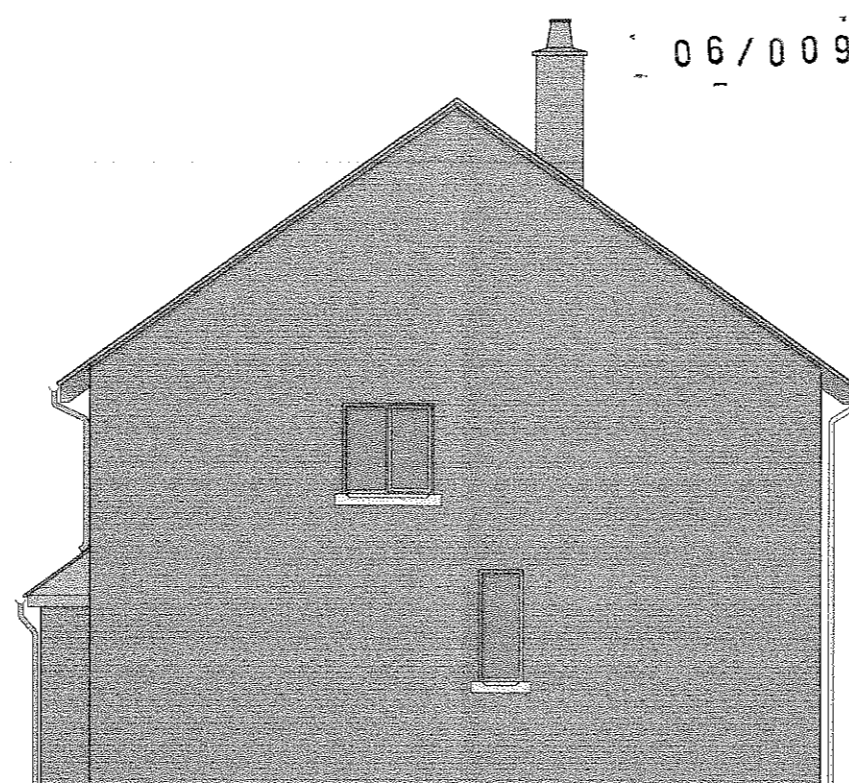
It is hoped that the schemes will help other developers and building professionals to create new developments that meet the highest standards of sustainable design and construction.

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GRE 63
23 AUG 2006 . SMDC

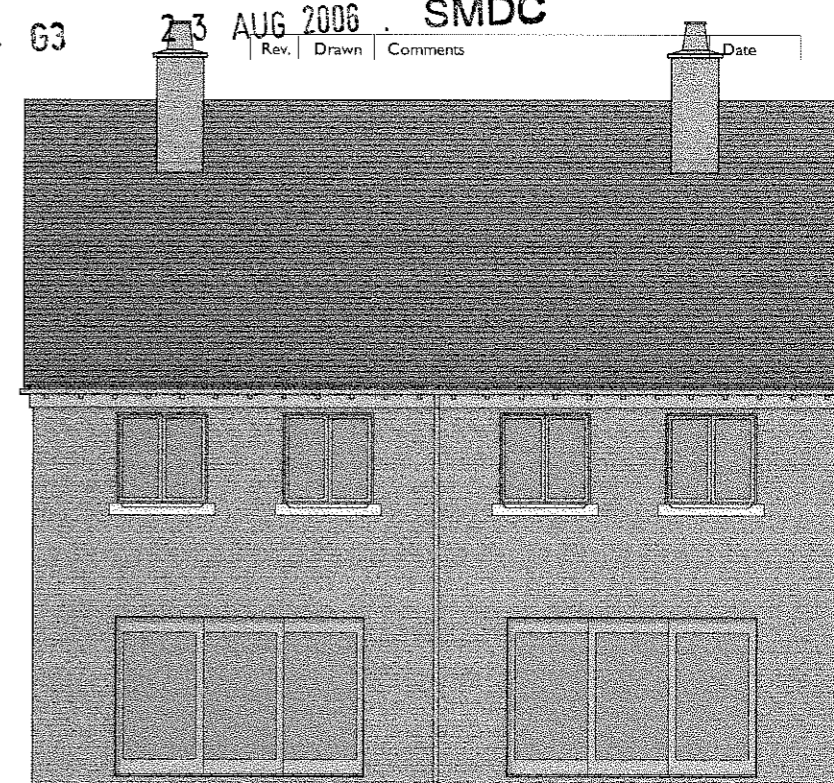
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Front Elevation



Side Elevation



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Client

Staffordshire Moorlands District Council

Project

Haregate Hall

Outline Planning For Affordable Homes

Title

Indicative Elevations

Three Bed House

Status

Date **Aug 2006**

Drawn **CJC**

Scale **1:100**

Checked

Job Ref.

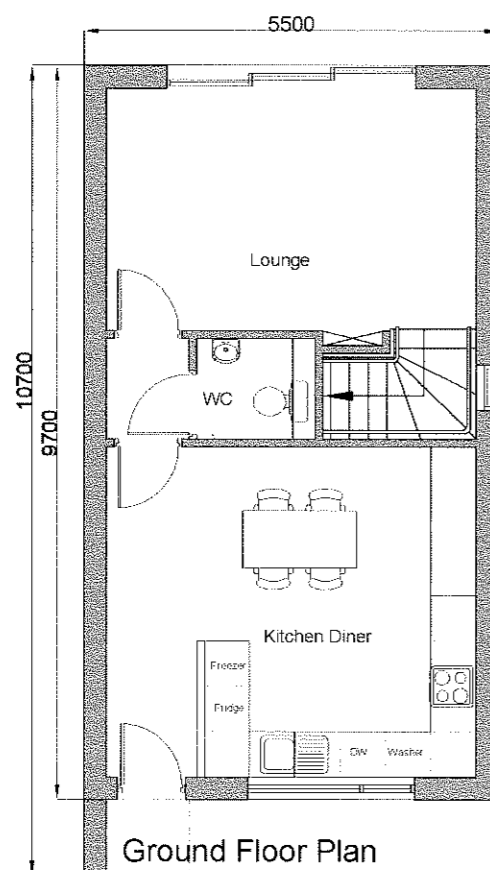
Drawing No.

Revision

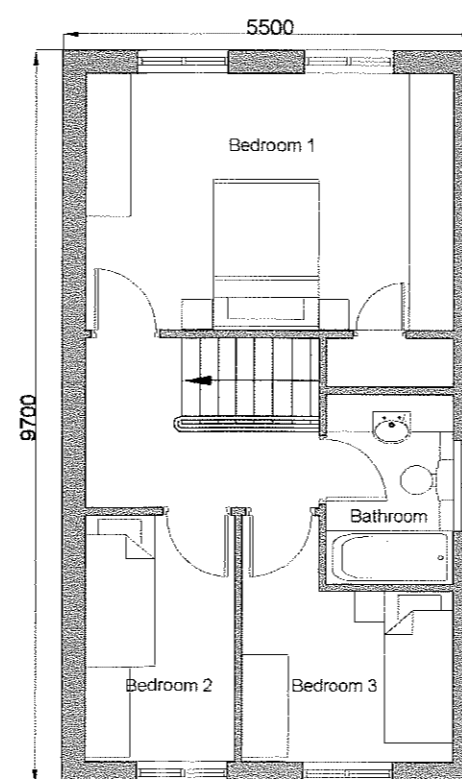
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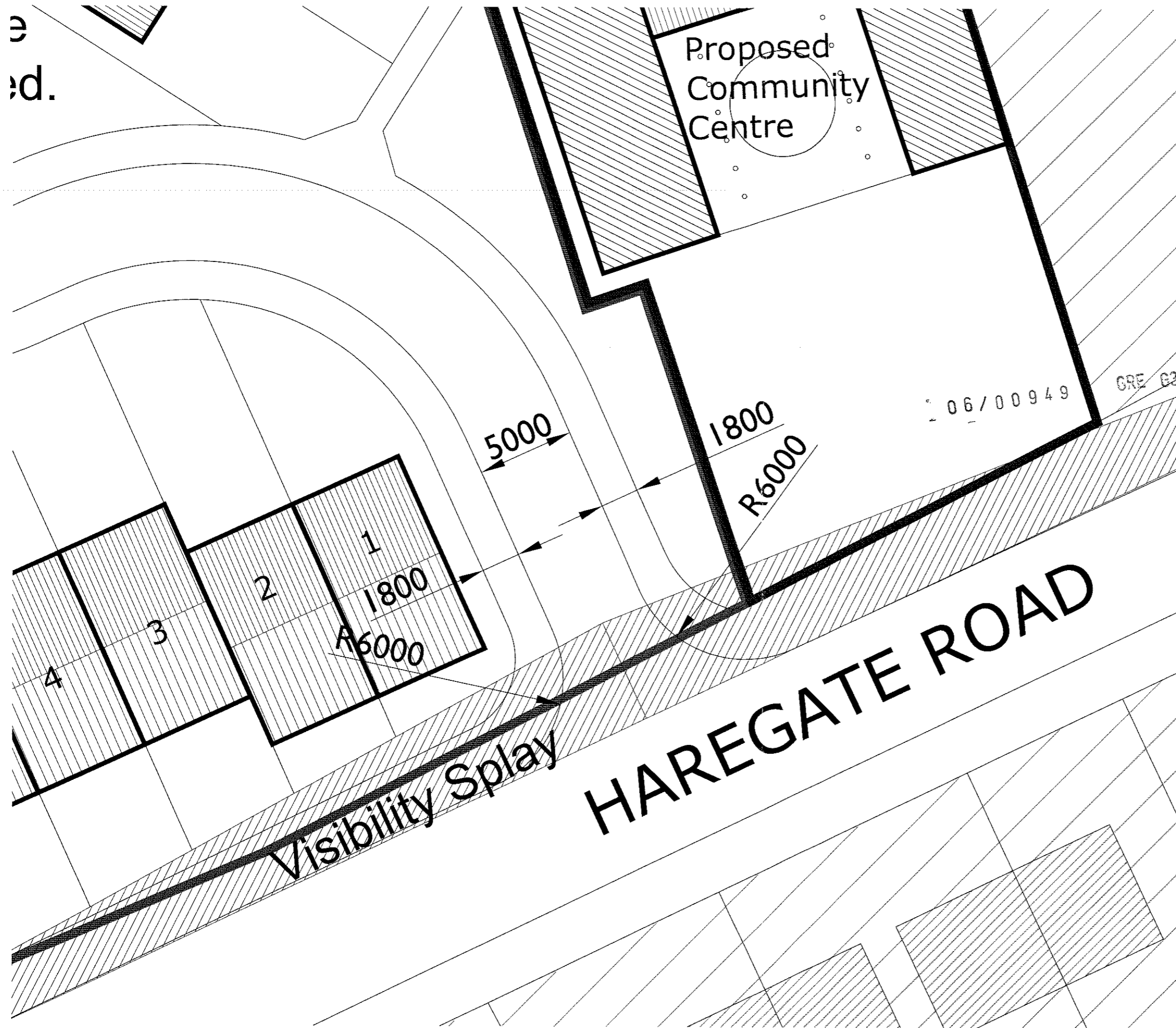
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Ground Floor Plan



First Floor Plan



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Client

Staffordshire Moorlands District Council

Project

Affordable Housing
Haregate Hall, Leek

Title

Access Details

Status

Outline Planning

Date Aug 2006

Drawn CJC

Scale 1:200

Checked

Job Ref.

15512

Drawing No.

AL [1] 04

Revision

Computer File Ref: H1

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

HOUSING NEEDS 2004

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1. HOUSING NEEDS OF STAFFORDSHIRE MOORLANDS

1.1 Introduction

- 1.1.1 In October 2003 **Outside** published Staffordshire Moorlands' Housing Needs Study Final Report. The report contained the Housing Needs Model as recommended by the ODPM.
- 1.1.2 This report presents an update of this Housing Needs Model for the Staffordshire Moorlands District for 2004 drawing upon the survey of resident households conducted in 2003, the Land Registry and the Housing Investment Programme Statistical Appendix for 2004.

1.2 Housing market

- 1.2.1 House prices have been rising steeply in Staffordshire Moorlands over the last three years and this has been particularly apparent over the twelve months since the Housing Needs Study was completed. This steep rise has been experienced across the whole of North Staffordshire.
- 1.2.2 Table 1 shows house prices and sales for Staffordshire Moorlands, its neighbouring districts and the County of Staffordshire for July-September 2001. Table 2 shows house prices and sales for Staffordshire Moorlands, its neighbouring districts and the County of Staffordshire for July-September 2004. Table 3 shows percentage change in house prices and sales for Staffordshire Moorlands, its neighbouring districts and the County of Staffordshire for the period 2001-2004.
- 1.2.3 In 2001, the mean overall price for a home in Staffordshire Moorlands was £83,149; three years later this had risen by 77.6% to £147,663. This percentage rise was faster than for the County, where prices rose 69.2% in the same period. The price of terrace homes, which represent the main supply of first homes, rose from £45,532 to £94,641 (107.8%) between 2001 and 2004. Terraces in Staffordshire Moorlands are more expensive than in Newcastle-under-Lyme (£81,153) and Stoke-on-Trent (£60,904), but lower priced than other neighbouring districts and the County as a whole.
- 1.2.4 Curiously the mean price for flats/maisonettes in Staffordshire Moorlands in July-September 2004 is higher than the mean price for semi-detached homes. Due to the low number of sales, this probably represents sales from a new development of luxury apartments, rather than an extraordinary rise in value of these sorts of dwellings.

Table 1 House sales in Staffordshire Moorlands and surrounding areas Jul-Sep 2001

	Detached		Semi-detached		Terraced		Flat/Maisonette		Overall	
	£	Sales	£	Sales	£	Sales	£	Sales	£	Sales
Staffordshire Moorlands	122640	208	64162	170	45552	123	22875	6	83149	507
Newcastle-under-Lyme	117388	145	60848	246	39062	154	44834	13	69154	558
Stoke-on-Trent	94942	225	47996	440	28526	555	31187	24	47476	1244
Congleton	151244	284	79516	229	61470	134	59321	28	105274	675
Macclesfield	261530	379	128902	270	94550	344	95119	142	158551	1135
East Staffordshire	132515	292	68308	245	44306	233	43431	16	84539	786
Stafford	149043	290	79605	250	64353	163	47184	46	101179	749
Derbyshire Dales	182577	174	94716	120	81325	108	99845	10	128436	412
Staffordshire	138414	1661	72687	1839	54979	1032	59491	213	91251	4745

Table 2 House sales in Staffordshire Moorlands and surrounding areas Jul-Sep 2004

	Detached		Semi-detached		Terraced		Flat/Maisonette		Overall	
	£	Sales	£	Sales	£	Sales	£	Sales	£	Sales
Staffordshire Moorlands	214810	171	115875	173	94641	103	123961	22	147663	469
Newcastle-under-Lyme	203647	143	113006	220	81153	170	102953	32	125793	565
Stoke-on-Trent	153679	199	90077	552	60904	839	68697	26	82419	1616
Congleton	235111	208	149072	181	115724	115	115377	40	172442	544
Macclesfield	399327	335	206042	256	151457	318	152843	137	244382	1046
East Staffordshire	225457	212	122228	211	106246	243	86428	25	146983	691
Stafford	233204	228	136972	242	122251	139	105254	31	166521	640
Derbyshire Dales	318622	146	174745	96	162567	91	148556	22	229172	355
Staffordshire	231520	1348	128121	1599	106311	1028	107986	269	154403	4244

Table 3 % change in house sales Jul-Sep 2001-2004

	Detached		Semi-detached		Terraced		Flat/Maisonette		Overall	
	£	Sales	£	Sales	£	Sales	£	Sales	£	Sales
Staffordshire Moorlands	75.2	-17.8	80.6	1.8	107.8	-16.3	441.9	266.7	77.6	-7.5
Newcastle-under-Lyme	73.5	-1.4	85.7	-10.6	107.8	10.4	129.6	146.2	81.9	1.3
Stoke-on-Trent	61.9	-11.6	87.7	25.5	113.5	51.2	120.3	8.3	73.6	29.9
Congleton	55.5	-26.8	87.5	-21.0	88.3	-14.2	94.5	42.9	63.8	-19.4
Macclesfield	52.7	-11.6	59.8	-5.2	60.2	-7.6	60.7	-3.5	54.1	-7.8
East Staffordshire	70.1	-27.4	78.9	-13.9	139.8	4.3	99.0	56.3	73.9	-12.1
Stafford	56.5	-21.4	72.1	-3.2	90.0	-14.7	123.1	-32.6	64.6	-14.6
Derbyshire Dales	74.5	-16.1	84.5	-20.0	99.9	-15.7	48.8	120.0	78.4	-13.8
Staffordshire	67.3	-18.8	76.3	-13.1	93.4	-0.4	81.5	26.3	69.2	-10.6

- 1.2.5 Although there is a significant gap between the price of semi-detached and detached homes (£98,935), the gap between semi-detached and terraced homes (£21,234) remains manageable which mean that the movement of small and medium sized households from terraces to semis is not being stalled and consequently limiting the availability of first homes back onto the market.

4

1.3 Affordability

- 1.3.1 Table 4 shows how affordability has been calculated for Staffordshire Moorlands. This involves the following steps:

- An affordability ratio of 26.5% is assumed; i.e. that households will allocate no more than 26.5% of their net household income towards their housing costs
- The price of an "entry-level" dwelling for the District (based upon Land Registry information) is determined. The following calculation is made using the most recent quarter's figures from the Land Registry (see Table 2):

$$\frac{(\text{Average terrace price} \times \text{volume of sales}) + (\text{Average flats/price} \times \text{volume of sales})}{(\text{Volume of terrace sales} + \text{Volume of flats sales})}$$

$$\frac{(\text{Average terrace price} \times \text{volume of sales}) + (\text{Average flats/price} \times \text{volume of sales})}{(\text{Volume of terrace sales} + \text{Volume of flats sales})}$$

the result for this calculation is **£99,801**.

- The monthly housing costs for an entry-level dwelling are calculated. A 95% capital and interest mortgage (Tracker rate of 5.19% for two years) with Intelligent Finance over 25 years would cost £567.17 per month.¹ Added to this is an assumption for life assurance of £12.43 per month.²

- 1.3.2 The results of these calculations are:

- A total housing cost of £579.60

¹ See http://www.if.com/mortgage/mortgage_home.asp, 15/07/04

² Based upon life assurance of £95,000 for a married couple, non-smokers aged 35-40, Norwich Union

(ii) A required monthly net household income (it is assumed that a household can afford to spend no more than 26.5% of their net household income on housing costs) of £2,187.15

(iii) Savings/equity required of £4,990.07

Table 4 Affordability calculator

Affordability ratio	26.5%
House price	
Average house price*	£99,801
95%	£94,811
5%	£4,990
Mortgage	
Mortgage type	Tracker - capital and interest
APR to 31/01/2007	5.19%
Monthly repayment for 95% over 25 years	£567.17
Life assurance	
Monthly repayment to cover mortgage above	£12.43
TOTAL HOUSING COSTS	£579.60
NET HOUSEHOLD INCOME PER MONTH	£2,187.15
SAVINGS/EQUITY REQUIRED	£4,990.07

1.4 The needs assessment model

1.4.1 The guidance issued by DETR in the summer of 2000 provides a model for predicting housing need in a local authority district.³ This model can be built using a number of different data sources, each with their own advantages and disadvantages.

1.4.2 Need and supply are expressed as *annual flows*, that is, the number of units per year, over the strategy period (e.g. 3-5 years). A flow is a count of households or dwellings that change status over a period of time such as the number of new households forming, or the number of council housing re-lets.

1.4.3 There are three stages in the model. The first stage is to calculate the backlog of housing need (Table 5) that needs to be addressed and to identify the rate at which the backlog should be reduced. Usually the policy assumption is that the backlog should be reduced over five years, therefore the rate of reduction is 20% per year (*B*). The second stage is to identify the newly arising need (Table 6) that is being created (*N*) and is added to the backlog. The third stage is to calculate the supply (Table 7) available to meet that need.

1.4.4 The model then adds the backlog need to the newly arising need and subtracts the supply (*S*) to get the overall shortfall or surplus housing need.

1.4.5 The model can be summarised as:

$$(B + N) - S = \text{Need}$$

where B = backlog of need, N = newly arising need and S = supply.

1.4.6 Assessing housing needs is as much an art as a science. There is considerable room for interpretation and assumption within the government model and this needs to be noted when considering the data. It should also be borne in mind that the model is a statistical tool and should be considered alongside the actual experience of housing need as represented by housing register data, homelessness applications and house price information, which in itself is an indicator of demand as against supply of housing.

³ Bramley, G., Pawson H. with Parker, J., *Local Housing Needs Assessment: A Guide to Good Practice*, DETR, 2000

- 1.4.7 For many stages of the model there may be more than one data source. This can be useful for validation purposes, but choosing the appropriate source may be a matter of judgement. For example, the housing register may well under-estimate need as not everyone in need will necessarily register. Also, the way in which housing officers' knowledge of supply influences applicants' choices creates a bias towards what is available as opposed to what is needed or desired.
- 1.4.8 The model is designed to assess the annual number of affordable housing units required to meet existing and new need, set against projected supply. Bramley et al (2000) describe it as "an annual flow assessment for the affordable/social housing sector".⁴
- 1.4.9 **Outside's** housing needs model is a dynamic tool for predicting housing need in a district, borough or city. The model is built in Excel and what is shown here is a snapshot at the moment this report is published. The aim is that this model is updated annually or as information is known to change; e.g. rises in house prices or changes in new build or lettings. The output from the model is shown in Table 8. The model shows the annual overall shortfall in supply to meet housing need to provide a forecast for the next five years.
- 1.4.10 The model relies on four principal data sources:
- the Housing Needs Study 2003
 - the Housing Investment Programme 2004 Housing Strategy Statistical Appendix
 - National Statistics RPI to upgrade income information from the survey
 - Land Registry

1.5 Backlog of existing need

- 1.5.1 The first stage in calculating the surplus or shortage of affordable housing is to calculate the backlog of housing need in an area. Stages and data sources⁵ are shown in Table 5.

Table 5 Backlog of existing need⁶

Stage in calculation	Possible data sources
1. Backlog need existing households	HN Survey households with unsuitability problems HC Survey households with serious condition problems HR existing applicants with needs (including transfers)
2. <i>minus</i> cases where in-situ solution most appropriate or don't want social housing	HN Survey preferences and severity/type data HC Survey preferences and severity/type data HR (administrative) estimate for insurance/deadwood
3. <i>times</i> proportion unable to afford to buy or rent in market	HN Survey incomes vs. house prices/rents HC Survey incomes vs. house prices/rents HR (administrative) incomes (if asked, or proxies) CORE incomes information new tenants
4. <i>plus</i> backlog (non-households)	Priority homeless in temporary accommodation Hostel move-on requirements
5. <i>equals</i> total backlog need	(1-2) x 3 +4
6. <i>times</i> quota to reduce backlog progressively	Policy judgment (standard assumption 20%)
7. <i>equals</i> annual need to reduce backlog	5 x 6 (carry to line 18)

⁴ Bramley et al, DETR, 2000, p26

⁵ Bramley, G., Pawson H. with Parker, J., *Local Housing Needs Assessment: A Guide to Good Practice*, DETR, 2000

⁶ HN = 'Housing Needs' household survey; HC = 'House Condition survey; HR = 'Housing Register' or waiting list.

Line 1

Question A10 of the face-to-face interview schedule asked respondents the following:

Do you think that your accommodation is adequate for the needs of your household?

Yes 1
No 2

Those answering "No" are counted in Line 1: 3,401 households (8.3% of all Staffordshire Moorlands households).

Line 2

Question G45 of the face-to-face interview schedule asked respondents the following:

*Are **you and your household** intending to move in the next two years? When do you intend to move?*

Yes, within the next six months 1
Yes, between 7 months and one year 2
Yes, between 1-2 years 3
No 4

Those who previously said "No" to Question A10 and then answered "No" to this question are counted in Line 2: 2,073 households. These are the households who it is assumed will seek an in-situ solution to their housing needs.

Line 3

The calculation at Line 3 involves three stages.

First the average price for a terrace or flat/maisonette (whichever is deemed to be in reasonable supply) is determined (see paragraph 1.3.1 above). Second, the monthly housing costs for an entry-level dwelling are calculated. Third, it is assumed that a household will spend no more than 26.5% of their net household income on housing costs.

Finally using respondents' answer to the question on their net household income (E35 of the face-to-face interview schedule⁷), the proportion of households whose home is inadequate and wish to move and whose net household income is below that required to purchase an entry-level property is calculated: 88.4%.

Line 4

This figure is taken from the most recent HIP: Housing Strategy Statistical Appendix. It is the number of households currently in temporary accommodation (Section E, 2a): 59. It is assumed that this will not double count any households from the survey as these households would not have appeared on the Council Tax Register and therefore would not have been selected for interview.

Line 5

Line 1, 2, 3 and 4 are added together to calculate the total backlog of housing need: 1,234

Line 6

The proportion of the backlog of need that an authority will remove each year. It is usually assumed that the backlog is reduced over five years, so the figure here is usually 20%.

Line 7

Line 5 multiplied by Line 6: 247

⁷ The income data has been upgraded in line with the Retail Price Index, which has risen 2.8% between 2003 and 2004

1.6 Newly arising need

1.6.1 The next stage is to calculate the newly arising housing need in an area; that is the need that is expected to emerge over the next year. Stages and data sources are shown in Table 6.

Table 6 Newly arising need

Stage in calculation	Possible data sources
8. New household formation (gross p.a.)	Household projections Census or current population x propensities HN Survey potential households/period HN Survey recent moves not previous households
9. <i>times</i> proportion unable to buy or rent in market	HN Survey incomes of potential households or recent new households vs. house prices/market rents HR* new applicants (lodgers) net of deletions and those with higher incomes National survey tenure propensities Census etc income proxies vs. house prices
10. <i>plus</i> ex-institutional population moving into community	Community Care plans
11. <i>plus</i> existing households falling into priority need	HR* new applicants (existing households) with priority need net of deletions Direct re-housing priority cases outside normal housing register (e.g. decants, medical, emergency, referrals, mobility)
12. <i>plus</i> in-migrant households unable to afford market housing	HN Survey recent migrants profile HR data on origins of applicants Mobility, key worker and other direct allocations to in-movers
13. <i>equals</i> newly arising need	8x9+10+11+12 (carry forward to line 18)

8

Line 8

This line uses the data collected from respondents on their housing history (Section B of the face-to-face interview schedule) to enable the number of newly forming households to be calculated. This includes both new households emerging from existing households (e.g. children leaving home) and new households formed as a result of family breakdown (i.e. divorce or separation), excluding in-migrants. This results in 547 new households forming.

Line 9

Line 9 uses the affordability calculator as above, but applied to the incomes of new forming households. Due to the steep rises in house prices in the District this has now risen to 95.4% of new forming households who are unable to enter the general housing market.

Line 10

Line 10 is routinely missed out as people leaving institutional care are not picked up in the survey process and local authorities rarely have sufficiently accurate data to make a meaningful estimate. Therefore the figure at Line 10 is 0.

Line 11

This figure is taken from the most recent HIP: Housing Strategy Statistical Appendix. It is based upon a rolling mean of the last three years of the number of households falling into priority need (Section E, 1a): 161.

Line 12

The final element of newly arising need is the number of in-migrant households moving into Staffordshire Moorlands and unable to afford suitable private sector housing. This is based upon the number of in-migrants (identified through housing history) who could not afford an entry-level property as described above: **161**.

Line 13

This is Line 8 multiplied by Line 9 and then added to Lines 10, 11 and 12: **785**.

1.7 Supply of affordable units

1.7.1 The final stage in the Housing Needs Model is to calculate the supply of affordable units that will offset the backlog and the newly arising need. Stages and data sources are shown in Table 7.

Table 7 Supply of affordable units

Stage in calculation	Possible data sources
14. Supply of social re-lets p.a.	Lettings/voids system: gross re-lets (terminations), including both LA and RSLs CORE data for RSLs
15. <i>minus</i> increased vacancies & units taken out of management	Lettings/voids system Development programmes of LAs & RSLs
16. <i>plus</i> committed units of new affordable supply p.a.	Development programmes of LA & RSLs, including conversions, LCHO
17. <i>equals</i> affordable supply	14-15+16 (carry forward to line 18)
18. Overall shortfall/surplus	7+13-17

9

Line 14

Every time someone moves from a home they make the home they are leaving available to another household. Therefore a count of moves (or lettings in social renting) will show the supply of dwellings that become available in a given period. If a household moves within the same tenure then they do not count; in other words an existing tenant taking up another property in the same local authority stock is not releasing a property. However, if the tenant moves to owner occupation they are releasing a local authority dwelling.

As Staffordshire Moorlands has transferred its housing stock, Line 14 is a count of RSL lettings only. The figure is the average (mean) of the last three years' lettings, excluding transfers. This figure comes from the HIP Housing Strategy Statistical Appendix: $125 + 163 + 195 = 483$; divided by 3 gives **214**.

Thus the total number of lettings was **214**.⁸

Line 15

Line 15 considers the number of dwellings taken out of the supply of affordable housing through demolitions, remodelling and Right To Buy sales. RTB sales are only included as a percentage of turnover. Turnover in Staffordshire Moorlands was 8.5% in 2003-04 and RTB sales were assumed to be 80 p.a., therefore the number of properties deemed to be removed from the supply was **7**.

⁸ Rounding errors in the previous calculations may lead to an apparent discrepancy, but the underlying figures are accurate

Line 16

The final element of supply is the number of planned local authority and RSL new dwellings plus other affordable housing completions. The most recent annual proposed figure is in the HIP Housing Strategy Statistical Appendix (Section N): 75.

Line 17

Line 17 is the total of affordable supply: Line 14 – Line 15 + Line 16 = 282.

1.8 Housing needs of Staffordshire Moorlands

- 1.8.1 Table 8 summarises the above stages to give the total affordable housing need for Staffordshire Moorlands District. This figure is shown at **Line 18** in the model and is **Line 7 + Line 13 – Line 17: 750**.

Table 8 Housing needs of Staffordshire Moorlands

B: BACKLOG OF EXISTING NEED	
1. Backlog need existing households	3401
2. minus cases where in-situ solution most appropriate or don't want social housing	2073
3. times proportion unable to afford to buy or rent in market	88.4%
4. plus backlog (non-households)	59
5. equals total backlog need	1234
6. times quota to progressively reduce backlog	20.0%
7. equals annual need to reduce backlog	247
N: NEWLY ARISING NEED	
8. New household formation (gross, p.a.)	547
9. times proportion unable to buy or rent in market	95.4%
10. plus ex-institutional population moving into community	0
11. plus existing households falling into priority need	161
12. plus in-migrant households unable to afford market housing	103
13. equals newly arising need	785
S: SUPPLY OF AFFORDABLE UNITS	
14. Supply of local authority and RSL relets p.a.	214
15. minus increased vacancies & units taken out of management	7
16. plus committed units of new affordable supply p.a.	75
17. equals affordable supply	282
18. Overall shortfall/surplus	750

10

1.9 Interpreting housing needs

- 1.9.1 In 2003 our average of all three Housing Needs Scenario gave a shortage of affordable housing of 114 dwellings per annum. The update and recalculation has resulted in a figure for 2004 of 750 dwellings per annum.
- 1.9.2 There are several factors that have made the shortfall of affordable housing significantly worse than previously. First, the backlog of housing need has increased significantly from

around 504 to 1,234 (a rise of 145%). This is driven by rising house price rises and by the previously identified shortfall of affordable housing.

- 1.9.3 In addition the level of newly arising need has risen by a similar factor (135%) from an average of 334 to 785. Again rising house prices will have fuelled this situation.
- 1.9.4 Finally, supply side factors have also changed. The average annual social housing lettings have fallen from 301 to 214 and the planned number of new affordable housing completions has dropped from 100 to 75. There are also changes in the Right To Buy figures, but these are accounted for by changes to recommendations for accounting for this factor. All these factors combined have reduced the overall affordable supply from 321 to 282.

1.10 Maintaining housing needs intelligence

- 1.10.1 It is important that the Affordability Calculator and the Housing Needs Model are updated annually to ensure that the changes that occur in the housing market are reflected in the Model's bottom line numbers. This will not only enable monitoring of progress towards a sustainable and balanced housing market, but also ensure that policy decisions are made on up-to-date information.
- 1.10.2 We also recommend that the Council adopt a Housing Needs Performance Monitoring Framework using a number of Performance Indicators that enable the Council to regularly "take the pulse" of both their housing market and housing need in the Borough. This Framework would include:
 - (i) The Affordability Calculator
 - (ii) The Housing Needs Model
 - (iii) Land Registry data on house prices and volumes of sales
 - (iv) Waiting list
 - (v) Lettings
 - (vi) New build
 - (vii) Right To Buy