



Ipswich Housing Market Area Strategic Housing Market Assessment - Partial Part 2 update

Peter Brett Associates
January 2019

Scope

- 1 PBA prepared the May 2017 Ipswich and Waveney Strategic Housing Market Assessment ('the 2017 SHMA') on behalf of Ipswich, Babergh, Mid Suffolk, Suffolk Coastal and Waveney councils. The SHMA identified two housing market areas (HMA): Ipswich HMA (comprising Ipswich, Babergh, Mid Suffolk and Suffolk Coastal) and Waveney HMA (comprising Waveney), and findings were reported separately for each HMA.
- 2 The client authorities that make up the Ipswich HMA have commissioned an update of the Part 2 of the SHMA to reflect that latest iteration of the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance¹ (PPG) which sets out a standard method for assessing local housing need (LHN). The effect of this change is that, because none of the Ipswich HMA authorities will be submitting their emerging plans for examination by 24 January 2019, the Part 1 of SHMA which was prepared in line with the previous iteration of the NPPF (2012) and associated PPG is no longer relevant in relation to the identification of housing need to inform the emerging local plans of the four authorities. The LHN as assessed under the standard method underpins this update Part 2 SHMA.
- 3 However, a consultation² to revise the standard method was undertaken at the end of 2018. The key difference between the two approaches is the underlying sub-national household projections (SNHP): while the adopted method uses the latest 2016-based SNHP (published September 2018), the draft revisions propose reverting back to the 2014-based SNHP (published July 2016). The main justification for this proposed change is the 'significant reduction in the overall numbers generated by the standard method for assessing local housing need' when using the 2016-based SNHP rather than the 2014-based SNHP.
- 4 Because the client authorities are keen to progress their plans and the timescales within which these proposed revisions to the standard method might be adopted remain unclear, this update considers the implications of both the adopted and consultation standard methods for the Part 2 update.

Approach

- 5 Local authorities are required by the PPG to disaggregate the LHN by size and tenure, and provide the affordable housing mix and composition. To do this, local authorities need to know the age and gender structure of the population which makes up the LHN. For the vast majority of local authorities, because the standard method results in an uplift in the number of households and therefore homes within an area from the relevant SNHP, the structure of the population is not known. No guidance is provided as to how this gap between the underlying sub-national populations and the LHN should be filled.
- 6 This update therefore comprises two main parts:

¹ Reference ID: 2a-003-20180913

² Closed 7 December 2018 <https://www.gov.uk/government/consultations/changes-to-planning-policy-and-guidance-including-the-standard-method-for-assessing-local-housing-need>

- i. Firstly, demographic modelling to estimate the population of Babergh, Ipswich, Mid Suffolk and Suffolk Coastal (Appendix A). The appendix has an explanation of the method and assumptions; detailed spreadsheets then set out the results for the LHN as adopted (using the 2016-based SNHP) or as proposed under the Government consultation (using the 2014-based SNHP).
 - ii. Secondly, the SHMA Part 2 Update which takes the findings from Appendix A to provide updated parts of Chapters 4, 6 and 7 which supersede those same chapters in Part 2 of the 2017 SHMA (Appendix B). As with Appendix A, there are two parts to Appendix B based on either the adopted or proposed standard method for assessing LHN.
- 7 While the 2017 SHMA covered the period 2014 to 2036, the new standard method means that the base year for plan-making purposes is now ‘the current year’³ i.e. 2018. All findings therefore relate to this period.

³ Reference ID: 2a-003-20180913 (Step 1 – Setting the baseline)

APPENDIX A DEMOGRAPHIC MODELLING

ASSUMPTIONS MADE IN ESTIMATING THE LHN POPULATIONS OF BABERGH, IPSWICH, MID SUFFOLK AND SUFFOLK COASTAL

1. The most recent adopted local plan housing requirements¹ are:

	Plan	Date
Babergh	325	25/02/2014
Ipswich	489	22/02/2017
Mid Suffolk	430	04/09/2008
Suffolk Coastal	465	05/07/2013

2. The LHNs have been calculated using the 2017 median workplace affordability index and the average household growth over the period 2018-28 using both the 2016 SNHP and the 2014 SNHP. (Unusually the 2016 SNHP gives higher household growth figures for these four authorities.) This produces the following LHNs²:

Table 1: Standard formula Local Housing Need figures based on 2016 SNHP						
Formulae	A	B	C = (B-4) x 6.25%	D = A x (1+C)		
	Average household growth projected over 10 year period	Workplace based median affordability ratio	Affordability adjustment factor	Local housing need before cap	Cap?	Local Housing Need
Babergh	324	11.00	44%	466	40% above plan	455
Ipswich	408	6.77	17%	479	No cap	479
Mid Suffolk	426	10.17	39%	590	No cap	590
Suffolk Coastal	445	8.95	31%	582	No cap	582

Table 2: Standard formula Local Housing Need figures based on 2014 SNHP						
Formulae	A	B	C = (B-4) x 6.25%	D = A x (1+C)		
	Average household growth projected over 10 year period	Workplace based median affordability ratio	Affordability adjustment factor	Local housing need before cap	Cap?	Local Housing Need
Babergh	298	11.00	44%	428	No cap	428
Ipswich	379	6.77	17%	445	No cap	445
Mid Suffolk	422	10.17	39%	585	No cap	585
Suffolk Coastal	394	8.95	31%	515	No cap	515

¹ For Babergh, for applying any caps, the Core Strategy target of 325 dpa (2017-31) which was less than five years old at the point of calculation, has been used as the starting point for this evidence.

3. The proportions of empty and second homes are as follows, based on 2011 census figures:

2011 Census KS401: HH spaces	Total	Occupied	Other	% empty and second homes
Babergh	39,026	37,522	1,504	3.854%
Ipswich	59,448	57,298	2,150	3.617%
Mid Suffolk	41,929	40,306	1,623	3.871%
Suffolk Coastal	58,385	53,558	4,827	8.268%

4. If housing is built in line with the LHN over the period 2018-36 more homes will be added to the stock than are needed to accommodate the 2016 SNPP population projection. Two extreme options have been considered for how those extra homes are filled (in both cases it has been assumed that there is no change in the proportions of empty and second homes):
- a. There is no change in the 2016 SNPP projected population: all the extra homes are filled by the population that would have been there forming more households, i.e. household formation rates increase.
 - b. There is no change in household formation rates: net migration from the rest of the UK increases to fill the extra homes.
5. In the second scenario it has been assumed that:
- a. The age profile of the extra migrants from the rest of the UK is the same as that envisaged in the 2016 SNPP.
 - b. Allowing for a lag before the extra homes are delivered, it is assumed that the extra migrants start arriving in 2021-22.
 - c. The extra migrants are assumed to behave in the same way as the existing population, i.e. they are aged on year by year and have the same fertility and mortality rates and the same tendencies to move away from the area.
6. The balance between the two scenarios will vary from area to area. As the four authorities are neither particularly high nor particularly low demand areas it has been assumed that the actual scenario will be mid-way between the two extreme cases.

Second and empty homes assumption used in this model run 3.85%

Uplift factor 1.083%

Start year 2018 End year 2036

LHN 100% additional UK in migration scenario
Homes a year 428
Population change 11961
Population per extra home 2.34
Average household growth 2018-28
2014 SNHP 298
2016 SNHP 324
2016 SNHP
Homes a year 317
Population change 7281
Population per home at end of period 2.09

Table with 2 columns: Projection (Household, Population) and 30 years (2001-2030). Rows include LHN scenario and 2016 SNHP.

Population projection for mid-range scenario. Large table with columns for Age, Gender, and years 2012-2041.

Population projection for 100% migration scenario. Large table with columns for Age, Gender, and years 2012-2041.

2016 SNHP population projection. Large table with columns for Age, Gender, and years 2012-2041.

Second and empty homes assumption used in this model run 3.85%

Uplift factor 1.103%

Start year 2018

End year 2036

LHN 100% additional UK in migration scenario Average household growth 2018-28

Homes a year 455 2014 SNHP 298
Population change 13098 2016 SNHP 324
Population per extra home 2.34

2016 SNHP Homes a year 317
Population change 7281
Population per home at end of period 2.09

Table with 2 columns: Household projection (2001-2041) and LHN scenario (2016 SNHP).

Table with 2 columns: Population projection (2001-2041) and LHN scenario (2016 SNHP).

Population projection for mid-range scenario

Large table showing population projections by age and gender from 2012 to 2041 for the mid-range scenario.

Population projection for 100% migration scenario

Large table showing population projections by age and gender from 2012 to 2041 for the 100% migration scenario.

2016 SNHP population projection

Large table showing population projections by age and gender from 2012 to 2041 for the 2016 SNHP scenario.

Ipswich 2014 SNHP

Second and empty homes 2014-16 CTB 2.94%

E07000202

Second and empty homes assumption used in this model run 3.62%

Uplift factor 1.0095

Start year 2018 End year 2036

LHN 100% additional UK in migration scenario

Average household growth 2018-28

Homes a year 445 2014 SNHP 379

Population change 11709 2016 SNHP 408

Population per extra home 2.36

2016 SNHP Homes a year 428

Population change 11014

Population per home at end of period 2.16

Table with 2 columns: Household projection and Population projection. Rows include years from 2001 to 2041 for LHN scenario and 2016 SNHP.

Population projection for mid-range scenario. Table with columns for Age, Gender, and years from 2012 to 2041.

Population projection for 100% migration scenario. Table with columns for Age, Gender, and years from 2012 to 2041.

2016 SNHP population projection. Table with columns for Age, Gender, and years from 2012 to 2041.

Second and empty homes assumption used in this model run 3.62% Uplift factor 1.0295

Start year 2018 End year 2036

LHN 100% additional UK in migration scenario Average household growth 2018-28 Homes a year 479 2014 SNHP 379 Population change 13171 2016 SNHP 408 Population per extra home 2.36

2016 SNHP Homes a year 428 Population change 11014 Population per home at end of period 2.16

Summary table with columns for Household projection, LHN scenario, and Population projection from 2001 to 2041.

Population projection for mid-range scenario. Detailed table with columns for Age, Gender, and years 2012-2041.

Population projection for 100% migration scenario. Detailed table with columns for Age, Gender, and years 2012-2041.

2016 SNHP population projection. Detailed table with columns for Age, Gender, and years 2012-2041.

Mid Suffolk 2014 SNHP

Second and empty homes 2014-16 CTB 3.22%

E07000203

Second and empty homes assumption used in this model run 3.87%

Uplift factor 1.1185

Start year 2018 End year 2036

Table with 2 columns: LHN 100% additional UK in migration scenario, Average household growth 2018-28. Rows include Homes a year, Population change, Population per extra home, 2016 SNHP, Homes a year, Population change, Population per home at end of period.

Population projection table with columns for years 2001-2041 and rows for Household projection, LHN scenario, and Population projection.

Population projection for mid-range scenario table with columns for Age, Gender, and years 2012-2041. Rows include 0-15, 16-19, 20-24, 25-29, 30-34, 35-39, 40-44, 45-49, 50-54, 55-59, 60-64, 65-69, 70-74, 75-79, 80-84, 85-89, 90+, and Total.

Population projection for 100% migration scenario table with columns for Age, Gender, and years 2012-2041. Rows include 0-15, 16-19, 20-24, 25-29, 30-34, 35-39, 40-44, 45-49, 50-54, 55-59, 60-64, 65-69, 70-74, 75-79, 80-84, 85-89, 90+, and Total.

2016 SNHP population projection table with columns for Age, Gender, and years 2012-2041. Rows include 0-15, 16-19, 20-24, 25-29, 30-34, 35-39, 40-44, 45-49, 50-54, 55-59, 60-64, 65-69, 70-74, 75-79, 80-84, 85-89, 90+, and Total.

Mid Suffolk 2016 SNHP

Second and empty homes 2014-16 CTB 3.22%

E07000203

Second and empty homes assumption used in this model run 3.87%

Uplift factor 1.122

Start year 2018 End year 2036

Table with 2 columns: LHN 100% additional UK in migration scenario, Average household growth 2018-28. Rows include Homes a year, Population change, Population per extra home, 2016 SNHP, and Population per home at end of period.

Table with 28 columns (years 2001-2028) and 2 rows (Household projection, LHN scenario). Shows population and household numbers over time.

Table with 28 columns (years 2001-2028) and 2 rows (Population projection, LHN scenario). Shows population numbers over time.

Population projection for mid-range scenario

Large table with 28 columns (years 2012-2039) and 28 rows (Age/Gender groups 0-15 to 85+). Shows population projections for a mid-range scenario.

Population projection for 100% migration scenario

Large table with 28 columns (years 2012-2039) and 28 rows (Age/Gender groups 0-15 to 85+). Shows population projections for a 100% migration scenario.

2016 SNHP population projection

Large table with 28 columns (years 2012-2039) and 28 rows (Age/Gender groups 0-15 to 85+). Shows population projections based on the 2016 SNHP.

Second and empty homes assumption used in this model run 8.27%

Uplift factor 1.026

Start year 2018 End year 2036

Table with 2 columns: LHM 100% additional UK in migration scenario, Average household growth 2018-28. Rows include Homes a year, Population change, Population per extra home, and 2016 SNHP details.

Population projection table for 2016 SNHP scenario, showing population from 2001 to 2041 for LHM and 2016 SNHP scenarios.

Population projection for mid-range scenario, detailed table with columns for Age, Gender, and years from 2012 to 2041.

Population projection for 100% migration scenario, detailed table with columns for Age, Gender, and years from 2012 to 2041.

2016 SNHP population projection table, detailed table with columns for Age, Gender, and years from 2012 to 2041.

Second and empty homes assumption used in this model run 8.27%

Uplift factor 1.062

Start year 2018

End year 2036

LHN 100% additional UK in migration scenario

Average household growth 2018-28

Homes a year 582

2014 SNHP 394

Population change 14409

2016 SNHP 445

2016 SNHP

Homes a year 467

Population change 9842

Population per home at end of period 1.98

Table with 2 columns: Household projection and Population projection. Rows include LHN scenario and 2016 SNHP for years 2001 to 2041.

Population projection for mid-range scenario

Large table showing population projection by age and gender from 2012 to 2041 for the mid-range scenario.

Population projection for 100% migration scenario

Large table showing population projection by age and gender from 2012 to 2041 for the 100% migration scenario.

2016 SNHP population projection

Large table showing 2016 SNHP population projection by age and gender from 2012 to 2041.

APPENDIX B PART 2 SHMA UPDATE



Ipswich Housing Market Area Update to the Strategic Housing Market Assessment: Housing type requirement arising from the new 2014-based Local Housing Need Assessment

HDH Planning & Development Ltd

January 2019

Clapham Woods Farm, Keasden, Nr. Clapham, Lancaster. LA2 8ET
T: +44 (0)15242 51831 E; simon@hdhplanning.co.uk



Important Notice

HDH Planning and Development Ltd has prepared this report (as sub-contractors to Peter Brett Associates LLP) for the sole use of Babergh, Ipswich, Mid Suffolk and Suffolk Coastal in accordance with the proposal and instructions under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of HDH Planning and Development Ltd.

Some of the conclusions and recommendations contained in this report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from third parties has not been independently verified by HDH Planning and Development Ltd, unless otherwise stated in the report. The recommendations contained in this report are concerned with affordable housing and current planning policy, guidance and regulations which may be subject to change. They reflect a Chartered Surveyor's perspective and do not reflect or constitute legal advice and the Council should seek legal advice before implementing any of the recommendations.

Certain statements made in the report may constitute estimates, projections or other forward-looking statements and even though they are based on reasonable assumptions as of the date of the report, such forward-looking statements, by their nature, involve risks and uncertainties that could cause actual results to differ materially from the results predicted. HDH Planning and Development Ltd specifically does not guarantee or warrant any estimate or projections contained in this report.

HDH Planning and Development Ltd

Clapham Woods Farm,
Keasden, Nr. Clapham,
Lancaster. LA2 8ET
simon@hdhplanning.co.uk
015242 51831 / 07989 975 977

Peter Brett Associates

16 Brewhouse Yard,
Clerkenwell,
London. EC1V 4LJ
RPestell@peterbrett.com
0207 566 8600

Issued 11th January 2019

COPYRIGHT

© This report is the copyright of HDH Planning and Development Ltd. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Table of Contents

1. Scope	5
4. Type and tenure of future housing needed	7
Introduction	7
Demographic projections.....	7
Methodology of the model	8
Tenure of housing required.....	9
Discount home ownership/Starter Homes	10
Size of housing required within each tenure	11
6. Requirements of specific groups of the population	15
Older persons: Future requirement	15
Families with children: Future requirement.....	15
7. Conclusions – 2014 Based Projections	17
Babergh.....	17
Ipswich	18
Mid Suffolk	20
Suffolk Coastal	22
Appendix 4. Local authority-level results for the type and tenure of future housing needed	25
Babergh.....	25
Demographic projections	25
Tenure of housing required	26
Size of housing required within each market tenure	27
Ipswich	30
Demographic projections	30
Tenure of housing required	31
Size of housing required within each market tenure	32
Mid Suffolk	35
Demographic projections	35
Tenure of housing required	36
Size of housing required within each market tenure	37
Suffolk Coastal	40
Demographic projections	40
Tenure of housing required	41
Size of housing required within each market tenure	42

1. Scope

- 1.1 A Strategic Housing Market Assessment of the Ipswich and Waveney housing market areas was published in September 2017. The four councils constituting the Ipswich housing market area have recently commissioned work to recalculate the level of local housing need in each authority using the latest data available. As a consequence, the part of the SHMA that relies on this input has been revisited and this report sets out these updated results.
- 1.2 This report however only includes the sections of the report which require updating:
- a. Chapter 4 which sets out the long-term balancing housing market model, Appendix A4 which provides more detail on the outputs from this model at a local authority level;
 - b. Two small sections of Chapter 6 which disaggregate the Long-Term Balancing Housing Market (LTBHM) model results to profile the future housing requirement for older persons' households and families with children.
 - c. Certain sections of Chapter 7 which document the policy implications of the model.
- 1.3 In all other respects the original Strategic Housing Market Assessment report contains the most up to date information on the housing market area and remains a suitable and robust piece of evidence to inform the plan even after the publication of the new National Planning Policy Framework and Planning Practice Guidance. This includes Chapter 5 of the report which sets out the affordable housing need¹.
- 1.4 In reviewing this update, it is important to differentiate the analysis to disaggregate the projected housing requirement using the LTBHM model as set out in Chapter 4 of the SHMA and the assessment of Affordable Need (as per paragraphs 22 to 29 of the 2014 PPG) as set out in Chapter 5 of the SHMA. The two pieces of analysis are quite different and are not comparable.
- 1.5 To enable easy comparison with the previous complete SHMA report, the paragraph and table numbering has remained the same and the changes to the commentary have been minimised.
- 1.6 It should be noted that this report sets out the results from the 2014-based local housing need modelling. An equivalent, parallel report using the 2016-based local housing need modelling has also been produced.

¹ An explanation of the distinction between the affordable housing need and LTBHM models is set out in paragraph 7.1 of the 2017 SHMA.

4. Type and tenure of future housing needed

Introduction

- 4.1 Paragraph 021 of the PPG is clear that ‘*once an overall housing figure has been identified, plan makers will need to break this down by tenure, household type (singles, couples and families) and household size*’. This chapter describes the long-term balancing housing markets (LTBHM) model which uses secondary data to determine the future demand for housing by size and tenure based on the profile of households resident in the HMA in 2036. This will then be compared to the current housing stock and a profile of new accommodation required will be determined².
- 4.2 The model is set out in more detail subsequently, however this chapter initially presents the demographic changes that will occur in the HMA over the remaining Local Plan period (2018 to 2036) as set out in the projections used to calculate the Local Housing Need (described in the separate report). The change in the household composition indicated within these projections drives the size and tenure demand profiles generated by the model.

Demographic projections

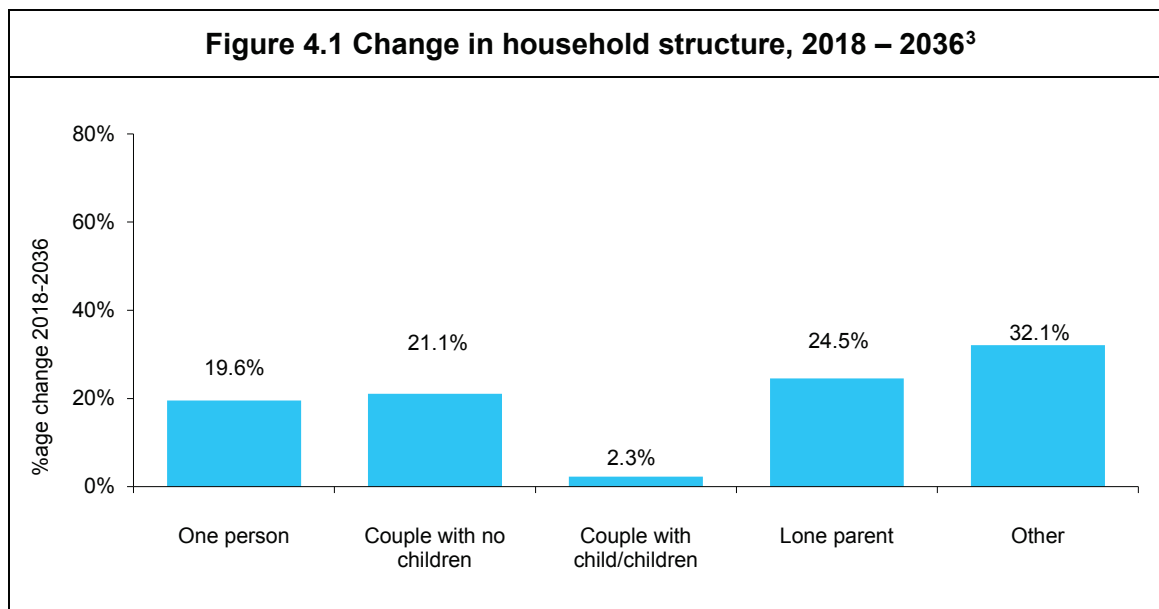
- 4.3 The household and population projections associated with the Local Housing Need calculation presented in the parallel report have been further disaggregated into different household groups to facilitate this analysis. The table below sets out the number of households that will be resident in the HMA in 2036 disaggregated by broad household type. The 2018 household profile is also presented as a reference point, as 2018 is the base date for this model.

<i>Household type</i>	<i>2018 Number</i>	<i>2018 Percentage</i>	<i>2036 Number</i>	<i>2036 Percentage</i>
One person	59,192	29.6%	70,766	30.3%
Couple with no children	63,062	31.5%	76,349	32.7%
Couple with child/children	49,430	24.7%	50,555	21.6%
Lone parent	17,837	8.9%	22,210	9.5%
Other*	10,567	5.3%	13,959	6.0%
Total	200,088	100.0%	233,839	100.0%

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

² This will include a figure for the amount of affordable accommodation required over the plan period, however this is derived using a different approach and has a different purpose to the equivalent figure in Chapter 5, as described in para 1.4, and the two should not be compared.

- 4.4 The figure below indicates the change in these household types that will occur between 2018 and 2036 in the HMA. The figure indicates that the number of other households are expected to increase proportionately the most in the HMA, followed by lone parent households. Couples with children are projected to increase at the slowest rate.



Methodology of the model

- 4.5 The Census provides information on the size (in terms of bedrooms) and tenure of accommodation in each local authority in the HMA in 2011. This has been adjusted⁴ to reflect the changes since 2011 to provide an accommodation profile in 2018. Following the instructions within the PPG the model is led by the Local Housing Need projections and does not contain an affordability assessment.
- 4.6 The 2011 Census also provides detail on the occupational patterns of different household groups in each authority, which means that the profile of housing occupied by each household type can be determined. Rather than assuming the current usage patterns for each household type will apply to the future population of that household group, the model assesses the current trends in occupation patterns (recorded by the change in the tenure profile of each household type between the 2001 and 2011 Census in each authority alongside the changes in the size of accommodation occupied within each tenure) and models their continuation through to 2036.

³ When compared with the 2017 SHMA, Table 4.1 shows quite a difference in terms of the household structure. This is because ONS have published more recent population and household projections. These show that the rate of increase in lone parent households will be lower than originally predicted, with the same true for single person and couple only households (although a less notable change), whilst the opposite is true for couple households with children.

⁴ Using the latest data from the Homes & Communities Agency's Statistical Data Return and the LAHS datasets and trends indicated within the English Housing Survey and by the Census.

- 4.7 A further adjustment is made to counter the existence of overcrowding, which the PPG indicates should be addressed. Households currently overcrowded will therefore be housed in adequately sized accommodation within the model⁵. This means that the future housing stock will better reflect the requirements of the future population in the area.
- 4.8 This profile of suitable accommodation for each household type is applied to the size of the household group in 18 years' time. The accommodation profile required in 2036 is then compared to the current accommodation profile and the nature of additional housing required is derived. It should be noted that the model works by matching dwellings to households so the figures are based on the change in number of households identified within the Local Housing Need calculations. However, the overall Local Housing Need figure calculated in the parallel report, presumes that the requirement for new dwellings is greater than the projected growth in households in accordance with the approach set out in the PPG. Chapter 7 below will therefore convert the household-based results from this chapter into dwelling based equivalents. The following section presents the outputs of this model.

Tenure of housing required

- 4.9 The table below shows the projected tenure profiles for the HMA in 18 years' time (derived from the 2014 based projections). The current tenure is also set out for context. The data shows that in 2036 the housing stock across the Ipswich HMA should comprise 66.7% owner-occupied accommodation, 17.4% private rented homes, 1.3% Shared Ownership properties and 14.5% Social Rented/Affordable Rented housing.

Table 4.2a Current tenure and tenure profile projected in the Ipswich HMA in 2036				
<i>Tenure</i>	<i>Current tenure (2018)</i>		<i>Projected tenure (2036)</i>	
	<i>Number</i>	<i>Percentage</i>	<i>Number</i>	<i>Percentage</i>
Owner-occupied	133,732	66.8%	155,977	66.7%
Private rented	36,135	18.1%	40,799	17.4%
Shared Ownership	1,000	0.5%	3,122	1.3%
Social Rent/Affordable Rent	29,221	14.6%	33,941	14.5%
Total	200,088	100.0%	233,839	100.0%

- 4.10 The table below shows the tenure profile required by households resident in the HMA in 18 years' time in comparison to the tenure profile recorded in the HMA currently. The difference between these two distributions is the change required to the housing stock over this period. The results show that 65.9% of new housing in the Ipswich HMA should be owner-occupied,

⁵ Using the example of a lone parent household residing in a two bedroom property but requiring a three bedroom home, the modelled accommodation profile for this household group would assign this household a three bedroom property rather than a two bedroom dwelling. This means that it is anticipated that for equivalent households in the future, none would be expected to live in an overcrowded home.

13.8% private rented, 6.3% should be Shared Ownership and 14.0% Social Rent/Affordable Rent.

Table 4.3a Tenure of new accommodation required in the Ipswich HMA over the next 18 years				
<i>Tenure</i>	<i>Current tenure profile (2018)</i>	<i>Tenure profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
Owner-occupied	133,732	155,977	22,246	65.9%
Private rent	36,135	40,799	4,663	13.8%
Shared Ownership	1,000	3,122	2,122	6.3%
Social Rent/Affordable Rent	29,221	33,941	4,720	14.0%
Total	200,088	233,839	33,751	100.0%

- 4.11 The model is also able to provide detail on the size of new housing required within each tenure, as is set out in the section below.

Discount home ownership/Starter Homes

- 4.12 Discount Homes Ownership and Starter Homes now fall within the definition of Affordable Housing in the new NPPF. The analysis of the likely cost profile of discount home ownership/Starter Homes in the HMA, set out in Chapter 3 of the original SHMA report, concludes that this product is most likely to be suitable for households that would otherwise reside in the private rented sector. It is a product that has only recently been introduced into the market and therefore can't be modelled using the same trend data as is utilised for the rest of the LTBHM model. However, the potential demand for this new product over the plan period can be derived by making assumptions about the likelihood of different household groups within the private rented sector to try to acquire this form of housing informed by an affordability analysis of the tenure⁶.
- 4.13 This approach identifies that between 2018 and 2036 there would be a potential demand for 2,119 discount home ownership dwellings across the Ipswich HMA. These figures are therefore deducted from the total requirement for private rented accommodation (where the LTBHM model presumes they would otherwise be housed). The demand for 2,119 discount home ownership dwellings in the Ipswich HMA identified using this process should be treated as an indicative figure rather than an absolute target.

⁶ To try and establish the potential demand for this product over the plan period, the household income distribution differentiated by household type (summarised in Figure 3.23 of the original SHMA report) has been adjusted to reflect that nationally the income of private rented households is 98.9% of the figure for all households (according to the English Housing Survey). Applying this affordability profile to the flow of households moving to a private rented home each year allows the number of these households that could afford discounted home ownership to be modelled.

Size of housing required within each tenure

- 4.14 The table below presents the size of owner-occupied accommodation required in the HMA in 18 years' time in comparison to the size profile recorded in the sector currently. The implied change to the housing stock is also presented. The data shows that some 32.1% of new owner-occupied housing in the Ipswich HMA should be three bedroom homes, with 30.7% being two bedroom units, 28.0% should have four or more bedrooms and 9.2% one bedroom accommodation.

<i>Size of home</i>	<i>Current size profile (2018)</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	3,329	5,378	2,049	9.2%
Two bedroom	24,846	31,674	6,829	30.7%
Three bedroom	62,002	69,137	7,135	32.1%
Four or more bedrooms	43,555	49,788	6,233	28.0%
Total	133,732	155,977	22,246	100.0%

- 4.15 This analysis can be repeated for private rented housing and is presented in Table 4.5. The data indicates that of the 4,663 private rented homes required within the Ipswich HMA, 25.3% should be two bedroom properties with a further 30.0% should be three bedroom homes. Some 18.5% should be single bedroom accommodation and 26.3% should have four or more bedrooms.

<i>Size of home</i>	<i>Current size profile (2018)</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	6,763	7,624	861	18.5%
Two bedroom	14,161	15,342	1,180	25.3%
Three bedroom	11,694	13,090	1,397	30.0%
Four or more bedrooms	3,517	4,743	1,225	26.3%
Total	36,135	40,799	4,663	100.0%

- 4.16 Table 4.6 sets out the equivalent analysis for Shared Ownership housing. The data indicates that of the 2,112 Shared Ownership dwellings required within the Ipswich HMA, 31.2% should be two bedroom properties with a further 28.6% three bedroom accommodation. Some 25.6% should have one bedroom and 14.7% should have four or more bedrooms.

<i>Size of home</i>	<i>Current size profile (2018)</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	203	746	543	25.6%
Two bedroom	344	1,005	661	31.2%
Three bedroom	332	939	607	28.6%
Four or more bedrooms	121	432	311	14.7%
Total	1,000	3,122	2,122	100.0%

- 4.17 Table 4.7 shows the size of accommodation required in the Affordable Rented/Social Rented sector. The table shows that of the 4,720 additional Affordable Rented units required within the Ipswich HMA over the next 18 years, 32.7% should have four bedrooms, 24.6% two bedrooms, 21.5% one bedroom and 21.2% three bedrooms.

<i>Size of home</i>	<i>Current size profile (2018)</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	8,084	9,101	1,016	21.5%
Two bedroom	10,535	11,696	1,160	24.6%
Three bedroom	9,985	10,986	1,001	21.2%
Four or more bedrooms	617	2,159	1,542	32.7%
Total	29,221	33,941	4,720	100.0%

- 4.18 Table 4.8 shows the size of discount home ownership/Starter Home that would potentially be required should this product become available to house some households that would otherwise reside in the private rented sector. The residual private rented requirement, once the potential demand from households for this alternative product has been deducted, is also set out in the table. The model indicates that in the Ipswich HMA, 33.2% of the discount home ownership units should have three bedrooms, 29.7% two bedrooms, 20.9% one bedroom and 16.2% four bedrooms.

Table 4.8a Potential demand for discount home ownership/Starter Homes in the Ipswich HMA over the next 18 years by size		
<i>Size of home</i>	<i>Discount home ownership / Starter Homes</i>	<i>Residual private rented homes</i>
One bedroom	443	418
Two bedroom	630	550
Three bedroom	703	693
Four or more bedrooms	343	883
Total	2,119	2,544

4.19 These outputs are replicated for the constituent authorities of the Ipswich HMA in the appendices to this report.

6. Requirements of specific groups of the population

Older persons: Future requirement

- 6.6 The Local Housing Need projections indicate that the population aged 65 or over is going to increase dramatically in the HMA over the plan period; from 104,985 in 2018 to 153,578 in 2036, a rise of 46.3%.
- 6.7 The results of the LTBHM model can be disaggregated into different household groups within the whole population. The tables below show the projected accommodation profile for older person households in the HMA in 2036 arising from that model.

<i>Size of home</i>	<i>Owner-occupation</i>	<i>Private rented</i>	<i>Shared Ownership</i>	<i>Social Rent/ Affordable Rented</i>	<i>Total</i>
One bedroom	7.8%	2.1%	0.3%	11.7%	21.9%
Two bedrooms	19.1%	3.4%	0.2%	3.6%	26.3%
Three bedrooms	39.7%	0.8%	0.1%	1.3%	41.9%
Four or more bedrooms	9.7%	0.2%	0.0%	0.0%	9.9%
Total	76.3%	6.5%	0.6%	16.6%	100.0%

Families with children: Future requirement

- 6.22 The Local Housing Need projections indicate that the total population of families with children in the Ipswich HMA is going to rise from 67,267 in 2018 to 72,765 by 2036 and the proportion of lone parent families within this group will grow from 26.5% in 2014 to 30.5% in 2036. The table below shows the projected accommodation profile for family households in each HMA in 2036 derived from the LTBHM model, presuming that households do not have to reside in overcrowded accommodation.

Table 6.4a Type of accommodation required for households with dependent children in 2036 in the Ipswich HMA

Size of home	Owner-occupation	Private rented	Shared Ownership	Social Rent/ Affordable Rented	Total
One bedroom	0.0%	0.0%	0.0%	0.0%	0.0%
Two bedrooms	6.5%	2.5%	0.5%	5.6%	15.2%
Three bedrooms	33.7%	3.2%	0.6%	13.0%	50.4%
Four or more bedrooms	30.3%	1.7%	0.5%	1.9%	34.4%
Total	70.5%	7.5%	1.5%	20.5%	100.0%

7. Conclusions – 2014 Based Projections

Babergh

- 7.6 To determine the size and tenure of the new housing required within the Local Housing Need to accord with paragraph 21 of the PPG, the LTBHM model outputs are used (the change required between 2018 and 2036). This model provides the profile of housing appropriate to meet the population over the plan period and is directly derived from the calculations used to determine the Local Housing Need. This also means that the proportion of new affordable housing required is determined from the LTBHM model.
- 7.7 Before the suggested housing mix is presented, it is necessary to convert the household totals presented in this report to dwelling figures by applying the vacancy⁷ rate of 3.9% (the difference between the household growth total of 412 per year between 2018 and 2036 and the total Local Housing Need for Babergh over the plan period of 428 per year).
- 7.8 Figure 7.1 sets out the size and tenure requirement for the 7,704 dwellings (428 per annum) required over the plan period (between 2018 and 2036). The NPPF has introduced a clear policy expectation that housing sites deliver a minimum of 10% affordable home ownership units (subject to limited conditions and exemptions), but this can include Shared Ownership homes and discounted market sales products as well as Starter Homes. In this context affordable home ownership products (including Starter Homes) fall within the definition of Affordable Homes set out in the Glossary of the 2018 NPPF. We have therefore provided a further distinction within the proposed housing mix to include the potential demand for discount home ownership/Starter Homes (which reduces the requirement for private rented accommodation as they are providing an affordable home ownership opportunity for those that would otherwise reside in this tenure rather than meeting the same housing need that is addressed through Shared Ownership and Affordable Rented products). It should be noted however that whilst these affordable home ownership options (which include starter homes, discounted market sales products and shared ownership) as listed in bullets 2 to 4 of the affordable housing definition of the Glossary of the 2018 NPPF are affordable housing, they address housing need for a different group of households than affordable housing for rent (listed in bullet 1 of the definition).
- 7.9 The overall requirement for 13.3% of housing to be Affordable Rented and 13.5% affordable home ownership (of which 6.8% could be Shared Ownership⁸ and 6.7% Starter Homes⁹) reflects the mix of housing that would best address the needs of the local population. It does not take into account the funding that will be available to help provide subsidised housing and

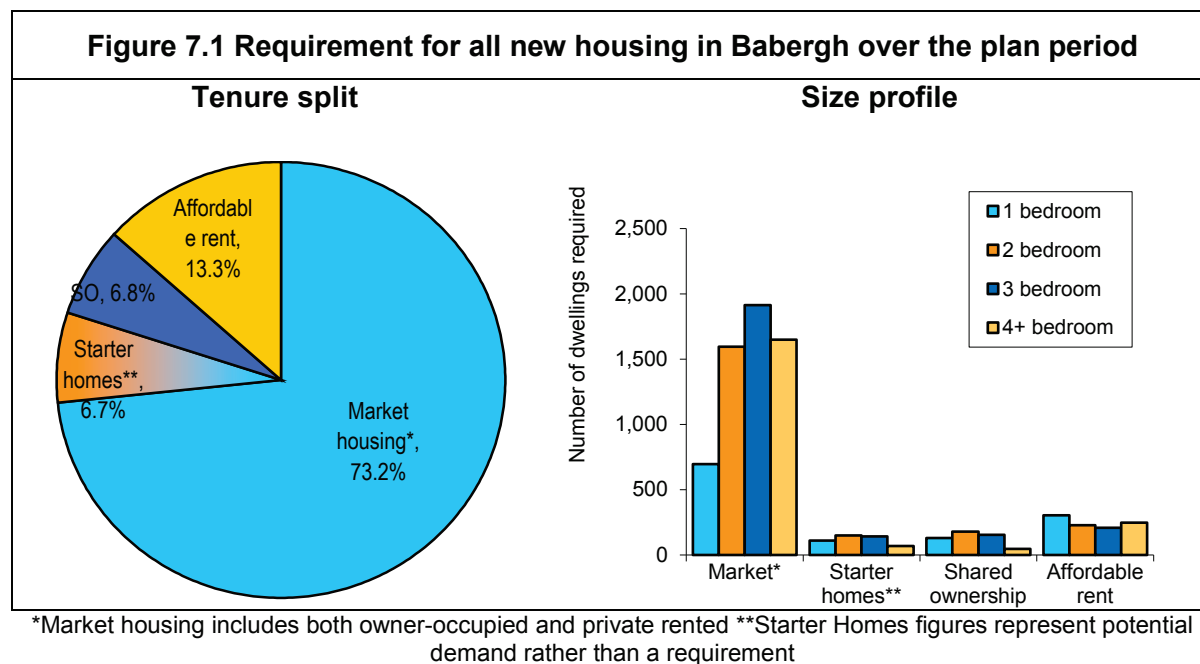
⁷ This accounts for both homes that are empty and those that are used as second homes and is recorded in the 2011 Census.

⁸ Shared Ownership refers to the version with a 25% equity share as this has been evidenced to cost less than market entry housing in Chapter 3 of the original SHMA report.

⁹ Starter Homes figure represents a potential demand rather than a requirement and is derived from table 4.8c.

it is acknowledged that current funding streams priorities mean that it will be easier to deliver intermediate housing rather than Affordable Rent.

- 7.10 The profile set out is a guide to the overall mix of accommodation required in the District although it is acknowledged that the Council may wish to divert away from this profile in particular instances¹⁰. It should also be noted that the potential demand for discount home ownership/Starter Homes is less robustly evidenced than for the other tenures and should therefore be treated with caution.



Ipswich

- 7.16 To determine the size and tenure of the new housing required within the Local Housing Need to accord with paragraph 21 of the PPG, the LTBHM model outputs are used (the change required between 2018 and 2036). This model provides the profile of housing appropriate to meet the population over the plan period and is directly derived from the calculations used to determine the Local Housing Need. This also means that the proportion of new affordable housing required is determined from the LTBHM model.
- 7.17 Before the suggested housing mix is presented, it is necessary to convert the household totals presented in this report to dwelling figures by applying the vacancy¹¹ rate of 3.6% (the difference between the household growth total of 429 per year between 2018 and 2036 and the total Local Housing Need for Ipswich over the plan period of 445 per year).

¹⁰ The requirement for one bedroom market accommodation should not be underestimated because it is for this size accommodation that there is the greatest relative requirement - there is the biggest negative difference between the proportion in the existing stock and the proportion required in the new stock.

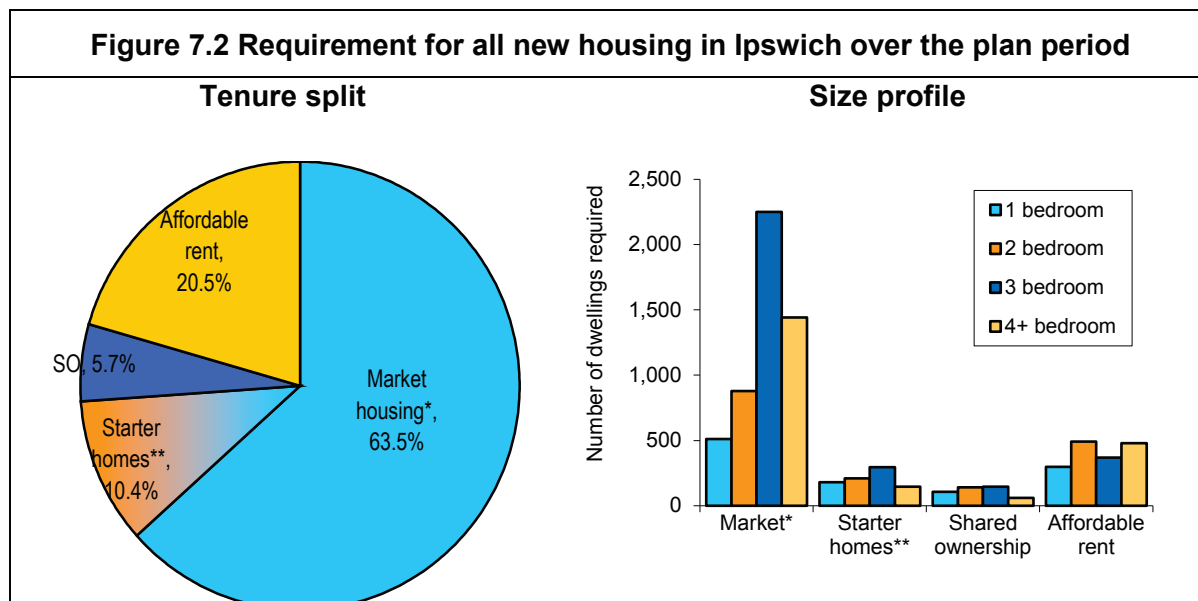
¹¹ This accounts for both homes that are empty and those that are used as second homes and is recorded in the 2011 Census.

- 7.18 Figure 7.2 sets out the size and tenure requirement for the 8,010 dwellings (445 per annum) required over the plan period (between 2018 and 2036). The NPPF has introduced a clear policy expectation that housing sites deliver a minimum of 10% affordable home ownership units (subject to limited conditions and exemptions), but this can include Shared Ownership homes and discounted market sales products as well as Starter Homes. In this context affordable home ownership products (including Starter Homes) fall within the definition of Affordable Homes set out in the Glossary of the 2018 NPPF. We have therefore provided a further distinction within the proposed housing mix to include the potential demand for discount home ownership/Starter Homes (which reduces the requirement for private rented accommodation as they are providing an affordable home ownership opportunity for those that would otherwise reside in this tenure rather than meeting the same housing need that is addressed through Shared Ownership and Affordable Rented products). It should be noted however that whilst these affordable home ownership options (which include starter homes, discounted market sales products and shared ownership) as listed in bullets 2 to 4 of the affordable housing definition of the Glossary of the 2018 NPPF are affordable housing, they address housing need for a different group of households than affordable housing for rent (listed in bullet 1 of the definition).
- 7.19 The overall requirement for 20.5% of housing to be Affordable Rented and 16.1% affordable home ownership (of which 5.7% could be Shared Ownership¹² and 10.4% Starter Homes¹³) reflects the mix of housing that would best address the needs of the local population. It does not take into account the funding that will be available to help provide subsidised housing and it is acknowledged that current funding streams priorities mean that it will be easier to deliver intermediate housing rather than Affordable Rent.
- 7.20 The profile set out is a guide to the overall mix of accommodation required in the Borough although it is acknowledged that the Council may wish to divert away from this profile in particular instances¹⁴. It should also be noted that the potential demand for discount home ownership/Starter Homes is less robustly evidenced than for the other tenures and should therefore be treated with caution.

¹² Shared Ownership refers to the version with a 25% equity share as this has been evidenced to cost less than market entry housing in Chapter 3 of the original SHMA report.

¹³ Starter Homes figure represents a potential demand rather than a requirement and is derived from table 4.8d.

¹⁴ The requirement for one bedroom market accommodation should not be underestimated because it is for this size accommodation that there is the greatest relative requirement - there is the biggest negative difference between the proportion in the existing stock and the proportion required in the new stock.



*Market housing includes both owner-occupied and private rented **Starter Homes figures represent potential demand rather than a requirement

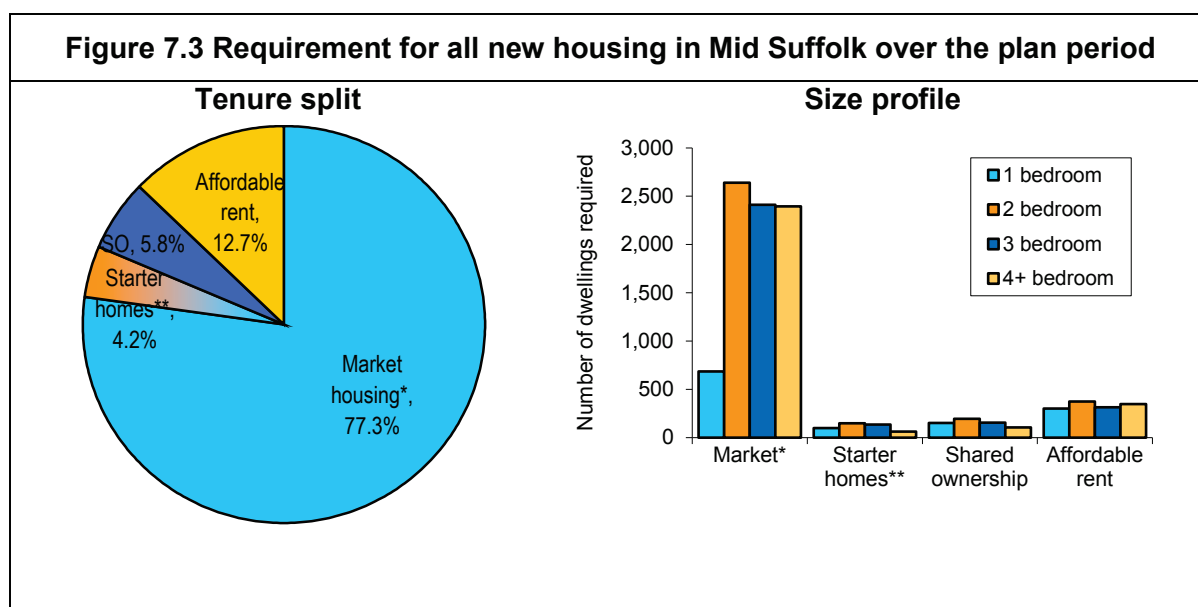
Mid Suffolk

- 7.23 To determine the size and tenure of the new housing required within the Local Housing Need to accord with paragraph 21 of the PPG, the LTBHM model outputs are used (the change required between 2018 and 2036). This model provides the profile of housing appropriate to meet the population over the plan period and is directly derived from the calculations used to determine the Local Housing Need. This also means that the proportion of new affordable housing required is determined from the LTBHM model.
- 7.24 Before the suggested housing mix is presented, it is necessary to convert the household totals presented in this report to dwelling figures by applying the vacancy¹⁵ rate of 3.9% (the difference between the household growth total of 562 per year between 2018 and 2036 and the total Local Housing Need for Mid Suffolk over the plan period of 585 per year).
- 7.25 Figure 7.3 sets out the size and tenure requirement for the 10,530 dwellings (585 per annum) required over the plan period (between 2018 and 2036). The NPPF has introduced a clear policy expectation that housing sites deliver a minimum of 10% affordable home ownership units (subject to limited conditions and exemptions), but this can include Shared Ownership homes and discounted market sales products as well as Starter Homes. In this context affordable home ownership products (including Starter Homes) fall within the definition of Affordable Homes set out in the Glossary of the 2018 NPPF. We have therefore provided a further distinction within the proposed housing mix to include the potential demand for discount home ownership/Starter Homes (which reduces the requirement for private rented accommodation as they are providing an affordable home ownership opportunity for those that would otherwise reside in this tenure rather than meeting the same housing need that is

¹⁵ This accounts for both homes that are empty and those that are used as second homes and is recorded in the 2011 Census.

addressed through Shared Ownership and Affordable Rented products). It should be noted however that whilst these affordable home ownership options (which include starter homes, discounted market sales products and shared ownership) as listed in bullets 2 to 4 of the affordable housing definition of the Glossary of the 2018 NPPF are affordable housing, they address housing need for a different group of households than affordable housing for rent (listed in bullet 1 of the definition).

- 7.26 The overall requirement for 12.7% of housing to be Affordable Rented and 10.0% affordable home ownership (of which 5.8% could be Shared Ownership¹⁶ and 4.2% Starter Homes¹⁷) reflects the mix of housing that would best address the needs of the local population. It does not take into account the funding that will be available to help provide subsidised housing and it is acknowledged that current funding streams priorities mean that it will be easier to deliver intermediate housing rather than Affordable Rent.
- 7.27 The profile set out is a guide to the overall mix of accommodation required in the District although it is acknowledged that the Council may wish to divert away from this profile in particular instances¹⁸. It should also be noted that the potential demand for discount home ownership/Starter Homes is less robustly evidenced than for the other tenures and should therefore be treated with caution.



*Market housing includes both owner-occupied and private rented **Starter Homes figures represent potential demand rather than a requirement

¹⁶ Shared Ownership refers to the version with a 25% equity share as this has been evidenced to cost less than market entry housing in Chapter 3 of the original SHMA report.

¹⁷ Starter Homes figure represents a potential demand rather than a requirement and is derived from table 4.8e.

¹⁸ The requirement for one bedroom market accommodation should not be underestimated because it is for this size accommodation that there is the greatest relative requirement - there is the biggest negative difference between the proportion in the existing stock and the proportion required in the new stock.

Suffolk Coastal

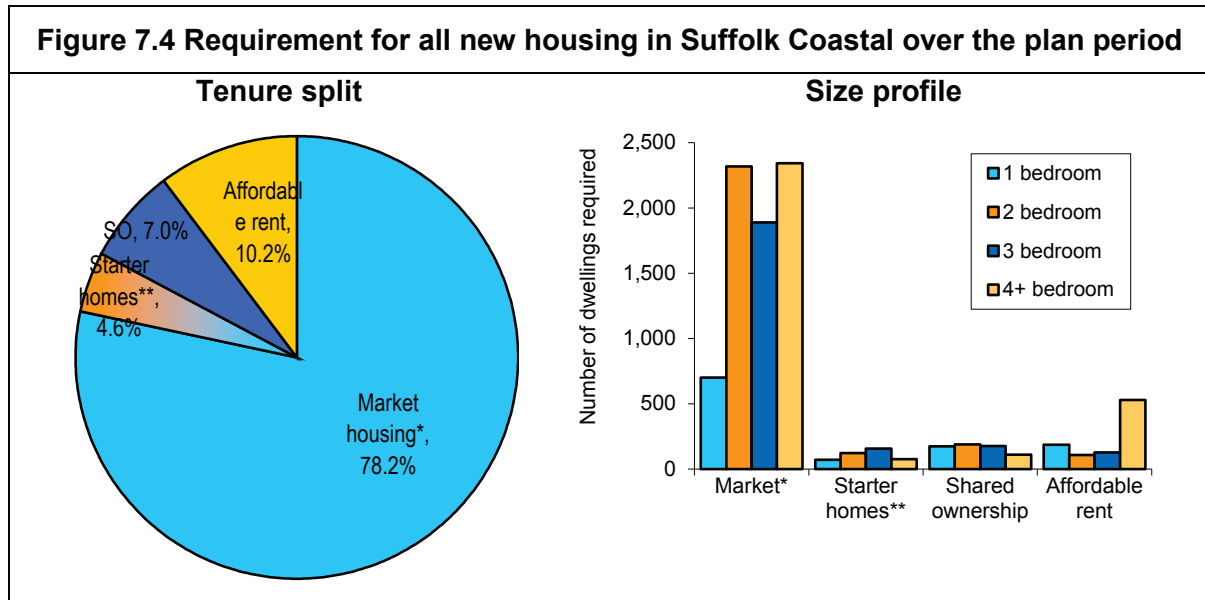
- 7.30 To determine the size and tenure of the new housing required within the Local Housing Need to accord with paragraph 21 of the PPG, the LTBHM model outputs are used (the change required between 2018 and 2036). This model provides the profile of housing appropriate to meet the population over the plan period and is directly derived from the calculations used to determine the Local Housing Need. This also means that the proportion of new affordable housing required is determined from the LTBHM model.
- 7.31 Before the suggested housing mix is presented, it is necessary to convert the household totals presented in this report to dwelling figures by applying the vacancy¹⁹ rate of 8.3% (the difference between the household growth total of 473 per year between 2018 and 2036 and the total Local Housing Need for Suffolk Coastal over the plan period of 515 per year).
- 7.32 Figure 7.4 sets out the size and tenure requirement for the 9,270 dwellings (515 per annum) required over the plan period (between 2018 and 2036). The NPPF has introduced a clear policy expectation that housing sites deliver a minimum of 10% affordable home ownership units (subject to limited conditions and exemptions), but this can include Shared Ownership homes and discounted market sales products as well as Starter Homes. In this context affordable home ownership products (including Starter Homes) fall within the definition of Affordable Homes set out in the Glossary of the 2018 NPPF. We have therefore provided a further distinction within the proposed housing mix to include the potential demand for discount home ownership/Starter Homes (which reduces the requirement for private rented accommodation as they are providing an affordable home ownership opportunity for those that would otherwise reside in this tenure rather than meeting the same housing need that is addressed through Shared Ownership and Affordable Rented products). It should be noted however that whilst these affordable home ownership options (which include starter homes, discounted market sales products and shared ownership) as listed in bullets 2 to 4 of the affordable housing definition of the Glossary of the 2018 NPPF are affordable housing, they address housing need for a different group of households than affordable housing for rent (listed in bullet 1 of the definition).
- 7.33 The overall requirement for 10.2% of housing to be Affordable Rented and 11.6% affordable home ownership (of which 7.0% could be Shared Ownership²⁰ and 4.6% Starter Homes²¹) reflects the mix of housing that would best address the needs of the local population. It does not take into account the funding that will be available to help provide subsidised housing and it is acknowledged that current funding streams priorities mean that it will be easier to deliver intermediate housing rather than Affordable Rent.

¹⁹ This accounts for both homes that are empty and those that are used as second homes and is recorded in the 2011 Census.

²⁰ Shared Ownership refers to the version with a 25% equity share as this has been evidenced to cost less than market entry housing in chapter 3 of the original SHMA report.

²¹ Starter Homes figure represents a potential demand rather than a requirement and is derived from table 4.8f.

7.34 The profile set out is a guide to the overall mix of accommodation required in the District although it is acknowledged that the Council may wish to divert away from this profile in particular instances²². It should also be noted that the potential demand for discount home ownership/Starter Homes is less robustly evidenced than for the other tenures and should therefore be treated with caution.



*Market housing includes both owner-occupied and private rented **Starter Homes figures represent potential demand rather than a requirement

²² The requirement for one bedroom market accommodation should not be underestimated because it is for this size accommodation that there is the greatest relative requirement - there is the biggest negative difference between the proportion in the existing stock and the proportion required in the new stock.

Appendix 4. Local authority-level results for the type and tenure of future housing needed

Babergh

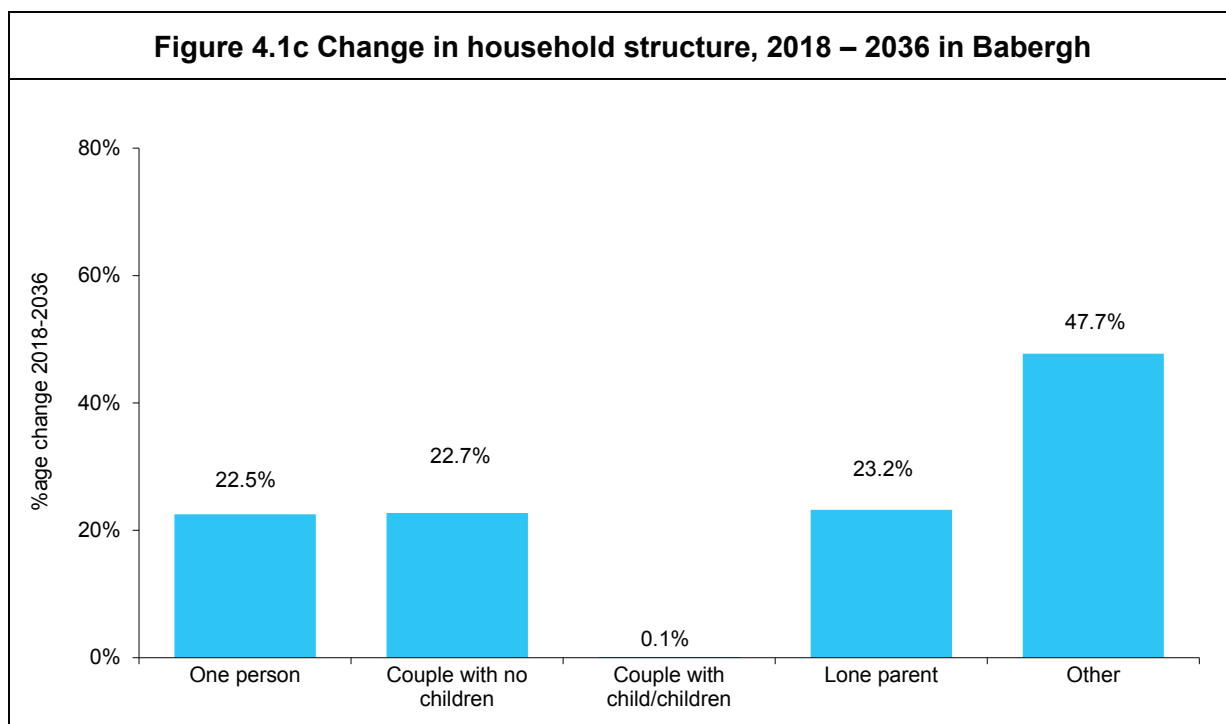
Demographic projections

The household and population projections associated with the Local Housing Need calculation presented in the parallel report have been further disaggregated into different household groups. The table below sets out the number of households that will be resident in Babergh in 2036 disaggregated by broad household type. The current (2018) household profile is also presented as a reference point.

<i>Household type</i>	<i>2018 Number</i>	<i>2018 Percentage</i>	<i>2036 Number</i>	<i>2036 Percentage</i>
One person	11,693	29.4%	14,324	30.3%
Couple with no children	13,506	33.9%	16,575	35.1%
Couple with child/children	9,439	23.7%	9,448	20.0%
Lone parent	3,112	7.8%	3,834	8.1%
Other*	2,042	5.1%	3,017	6.4%
Total	39,791	100.0%	47,198	100.0%

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

The figure below indicates the change in these household types that will occur between 2018 and 2036. The figure indicates that the number of 'other' households are expected to increase proportionately the most in Babergh (albeit from a low base), followed by lone parent households. The number of couples with children is projected to remain largely unchanged.



Tenure of housing required

The table below shows the projected tenure profile for Babergh in 18 years' time. The current tenure is also set out for context. The data shows that in 2036 the housing stock in Babergh should comprise 69.5% owner-occupied accommodation, 15.8% private rented homes, 1.5% Shared Ownership properties and 13.2% Social Rented/Affordable Rented housing.

Table 4.2c Current tenure and tenure profile projected in 2036 in Babergh

Tenure	Current tenure (2018)		Projected tenure (2036)	
	Number	Percentage	Number	Percentage
Owner-occupied	28,026	70.4%	32,820	69.5%
Private rented	6,344	15.9%	7,468	15.8%
Shared Ownership	180	0.5%	686	1.5%
Social Rent/Affordable Rent	5,241	13.2%	6,225	13.2%
Total	39,791	100.0%	47,198	100.0%

The table below shows the tenure profile required by households resident in Babergh in 18 years' time in comparison to the tenure profile recorded currently. The difference between these two distributions is the change required to the housing stock over this period. The results show that 64.7% of new housing should be owner-occupied, 15.2% private rented, 6.8% should be Shared Ownership and 13.3% Social Rent/Affordable Rent.

Table 4.3c Tenure of new accommodation required in Babergh over the next 18 years				
<i>Tenure</i>	<i>Current tenure profile</i>	<i>Tenure profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
Owner-occupied	28,026	32,820	4,794	64.7%
Private rent	6,344	7,468	1,124	15.2%
Shared Ownership	180	686	506	6.8%
Social Rent/Affordable Rented	5,241	6,225	984	13.3%
Total	39,791	47,198	7,407	100.0%

The analysis of the likely cost profile of discount home ownership/Starter Homes in Babergh, set out in Chapter 3 of the original SHMA report, concludes that this product is most likely to be suitable for households that would otherwise reside in the private rented sector. The approach to modelling the potential demand for this product over the plan period, described in Chapter 4, identifies that between 2018 and 2036 there would be a potential demand for 495 discount home ownership dwellings in Babergh. This figure is therefore deducted from the total requirement for private rented accommodation (where the LTBHM model presumes they would otherwise be housed). The demand for 495 discount home ownership dwellings identified using this process should be treated as an indicative figure.

The model is able to also provide detail on the size of new homes required within each tenure, as is set out in the section below.

Size of housing required within each market tenure

The table below presents the size of owner-occupied accommodation required in Babergh in 18 years' time in comparison to the size profile recorded in the sector currently. The implied change to the housing stock is also presented.

Table 4.4c Size of new owner-occupied accommodation required in Babergh over the next 18 years				
<i>Size of home</i>	<i>Current size profile</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	598	1,183	585	12.2%
Two bedrooms	5,037	6,765	1,729	36.1%
Three bedrooms	12,327	13,774	1,447	30.2%
Four or more bedrooms	10,065	11,098	1,033	21.5%
Total	28,026	32,820	4,794	100.0%

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

Table 4.5c Size of new private rented accommodation required in Babergh over the next 18 years				
<i>Size of home</i>	<i>Current size profile</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	949	1,142	193	17.2%
Two bedrooms	2,290	2,603	312	27.8%
Three bedrooms	2,344	2,651	306	27.3%
Four or more bedrooms	760	1,072	312	27.8%
Total	6,344	7,468	1,124	100.0%

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

Table 4.6c Size of new Shared Ownership accommodation required in Babergh over the next 18 years				
<i>Size of home</i>	<i>Current size profile (2018)</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	41	175	134	26.4%
Two bedroom	64	229	165	32.6%
Three bedroom	59	215	156	30.9%
Four or more bedrooms	16	67	51	10.1%
Total	180	686	506	100.0%

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

Table 4.7c Size of new Social Rent/Affordable Rent required in Babergh over the next 18 years				
<i>Size of home</i>	<i>Current size profile (2018)</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	1,047	1,318	271	27.6%
Two bedroom	2,210	2,438	228	23.2%
Three bedroom	1,863	2,088	225	22.9%
Four or more bedrooms	121	380	259	26.4%
Total	5,241	6,225	984	100.0%

The table below shows the size of discount home ownership/Starter Homes that would be potentially demanded should this product become available to house some households that

would otherwise reside in the private rented sector. The residual private rented requirement, once the potential demand from households for this alternative product has been deducted, is also set out in the table.

Table 4.8c Potential demand for discount home ownership/Starter Homes in Babergh over the next 18 years by size		
<i>Dwelling size</i>	<i>Discount home ownership/Starter Homes</i>	<i>Residual private rented homes</i>
One bedroom	106	87
Two bedroom	173	140
Three bedroom	145	162
Four or more bedrooms	72	240
Total	495	629

Ipswich

Demographic projections

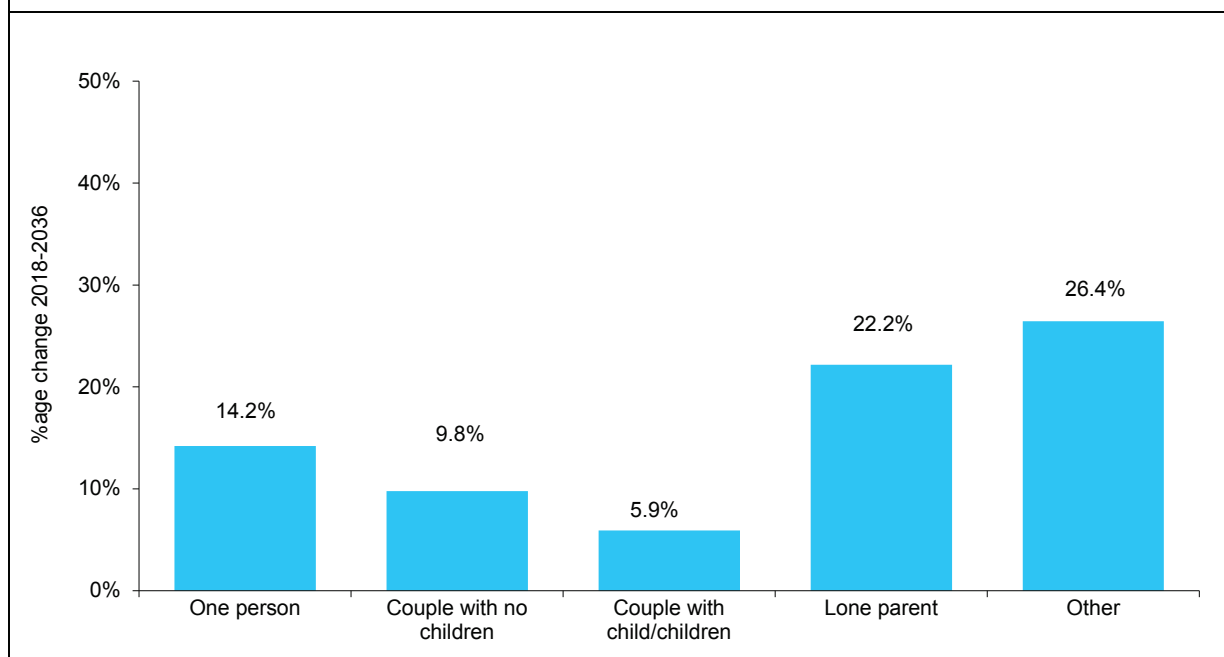
The household and population projections associated with the Local Housing Need calculation presented in the parallel report have been further disaggregated into different household groups. The table below sets out the number of households that will be resident in Ipswich in 2036 disaggregated by broad household type. The current (2018) household profile is also presented as a reference point.

<i>Household type</i>	<i>2018 Number</i>	<i>2018 Percentage</i>	<i>2036 Number</i>	<i>2036 Percentage</i>
One person	19,263	32.0%	22,000	32.4%
Couple with no children	14,508	24.1%	15,924	23.4%
Couple with child/children	15,226	25.3%	16,128	23.7%
Lone parent	7,054	11.7%	8,618	12.7%
Other*	4,143	6.9%	5,239	7.7%
Total	60,194	100.0%	67,909	100.0%

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

The figure below indicates the change in these household types that will occur between 2018 and 2036. The figure indicates that the number of 'other' households are expected to increase proportionately the most in Ipswich, followed by lone parent households. Couples with children are projected to record the smallest increase.

Figure 4.1d Change in household structure, 2018 – 2036 in Ipswich



Tenure of housing required

The table below shows the projected tenure profile for Ipswich in 18 years' time. The current tenure is also set out for context. The data shows that in 2036 the housing stock in Ipswich should comprise 53.3% owner-occupied accommodation, 24.7% private rented homes, 1.1% Shared Ownership properties and 20.9% Social Rented/Affordable Rented housing.

Table 4.2d Current tenure and tenure profile projected in 2036 in Ipswich

Tenure	Current tenure (2018)		Projected tenure (2036)	
	Number	Percentage	Number	Percentage
Owner-occupied	32,073	53.3%	36,176	53.3%
Private rented	15,160	25.2%	16,758	24.7%
Shared Ownership	313	0.5%	749	1.1%
Social Rent/Affordable Rent	12,648	21.0%	14,226	20.9%
Total	60,194	100.0%	67,909	100.0%

The table below shows the tenure profile required by households resident in Ipswich in 18 years' time in comparison to the tenure profile recorded currently. The difference between these two distributions is the change required to the housing stock over this period. The results show that 53.2% of new housing should be owner-occupied, 20.7% private rented, 5.7% should be Shared Ownership and 20.5% Social Rent/Affordable Rent.

<i>Tenure</i>	<i>Current tenure profile</i>	<i>Tenure profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
Owner-occupied	32,073	36,176	4,103	53.2%
Private rent	15,160	16,758	1,598	20.7%
Shared Ownership	313	749	436	5.7%
Social Rent/Affordable Rented	12,648	14,226	1,578	20.5%
Total	60,194	67,909	7,715	100.0%

The analysis of the likely cost profile of discount home ownership/Starter Homes in Ipswich, set out in Chapter 3 of the original SHMA report, concludes that this product is most likely to be suitable for households that would otherwise reside in the private rented sector. The approach to modelling the potential demand for this product over the plan period, described in Chapter 4, identifies that between 2018 and 2036 there would be a potential demand for 804 discount home ownership dwellings in Ipswich. This figure is therefore deducted from the total requirement for private rented accommodation (where the LTBHM model presumes they would otherwise be housed). The demand for 804 discount home ownership dwellings identified using this process should be treated as an indicative figure.

The model is able to also provide detail on the size of new homes required within each tenure, as is set out in the section below.

Size of housing required within each market tenure

The table below presents the size of owner-occupied accommodation required in Ipswich in 18 years' time in comparison to the size profile recorded in the sector currently. The implied change to the housing stock is also presented.

<i>Size of home</i>	<i>Current size profile</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	917	1,304	387	9.4%
Two bedrooms	6,253	6,852	599	14.6%
Three bedrooms	18,900	20,880	1,980	48.3%
Four or more bedrooms	6,003	7,140	1,137	27.7%
Total	32,073	36,176	4,103	100.0%

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

Table 4.5d Size of new private rented accommodation required in Ipswich over the next 18 years				
<i>Size of home</i>	<i>Current size profile</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	3,584	3,865	280	17.6%
Two bedrooms	6,400	6,850	450	28.1%
Three bedrooms	4,317	4,790	473	29.6%
Four or more bedrooms	858	1,253	395	24.7%
Total	15,160	16,758	1,598	100.0%

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

Table 4.6d Size of new Shared Ownership accommodation required in Ipswich over the next 18 years				
<i>Size of home</i>	<i>Current size profile (2018)</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	60	162	102	23.5%
Two bedroom	119	255	136	31.2%
Three bedroom	101	242	141	32.3%
Four or more bedrooms	33	90	57	13.1%
Total	313	749	436	100.0%

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

Table 4.7d Size of new Social Rent/Affordable Rent required in Ipswich over the next 18 years				
<i>Size of home</i>	<i>Current size profile (2018)</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	4,003	4,289	286	18.1%
Two bedroom	3,906	4,379	473	30.0%
Three bedroom	4,452	4,808	356	22.6%
Four or more bedrooms	287	749	463	29.3%
Total	12,648	14,226	1,578	100.0%

The table below shows the size of discount home ownership/Starter Homes that would be potentially demanded should this product become available to house some households that

would otherwise reside in the private rented sector. The residual private rented requirement, once the potential demand from households for this alternative product has been deducted, is also set out in the table.

Table 4.8d Potential demand for discount home ownership/Starter Homes in Ipswich over the next 18 years by size		
<i>Dwelling size</i>	<i>Discount home ownership/Starter Homes</i>	<i>Residual private rented homes</i>
One bedroom	175	106
Two bedroom	202	247
Three bedroom	285	188
Four or more bedrooms	142	253
Total	804	794

Mid Suffolk

Demographic projections

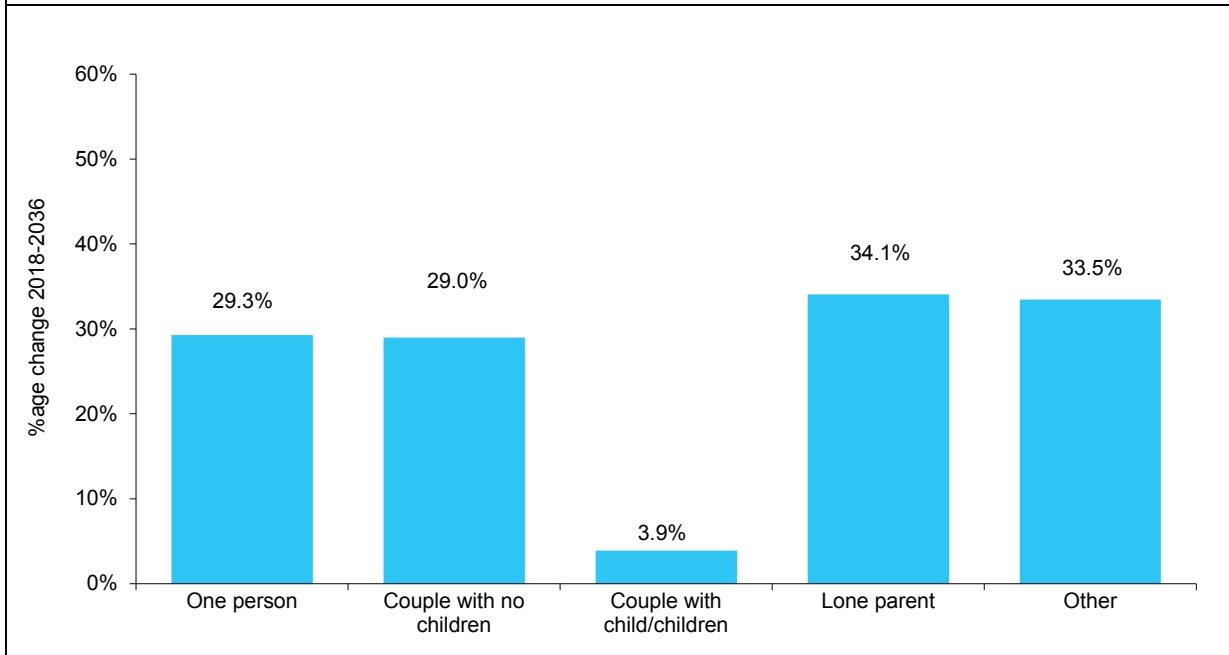
The household and population projections associated with the Local Housing Need calculation presented in the parallel report have been further disaggregated into different household groups. The table below sets out the number of households that will be resident in Mid Suffolk in 2036 disaggregated by broad household type. The current (2018) household profile is also presented as a reference point.

<i>Household type</i>	<i>2018 Number</i>	<i>2018 Percentage</i>	<i>2036 Number</i>	<i>2036 Percentage</i>
One person	11,502	26.3%	14,869	27.6%
Couple with no children	15,624	35.7%	20,149	37.4%
Couple with child/children	11,342	25.9%	11,785	21.9%
Lone parent	3,351	7.7%	4,493	8.3%
Other*	1,917	4.4%	2,559	4.8%
Total	43,736	100.0%	53,855	100.0%

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

The figure below indicates the change in these household types that will occur between 2018 and 2036. The figure indicates that the number of lone parent households are expected to increase proportionately the most in Mid Suffolk, followed by 'other' households. Couples with children are projected to record the smallest rise.

Figure 4.1e Change in household structure, 2018 – 2036 in Mid Suffolk



Tenure of housing required

The table below shows the projected tenure profile for Mid Suffolk in 18 years' time. The current tenure is also set out for context. The data shows that in 2036 the housing stock in Mid Suffolk should comprise 73.7% owner-occupied accommodation, 13.2% private rented homes, 1.8% Shared Ownership properties and 11.3% Social Rented/Affordable Rented housing.

Table 4.2e Current tenure and tenure profile projected in 2036 in in Mid Suffolk

Tenure	Current tenure (2018)		Projected tenure (2036)	
	Number	Percentage	Number	Percentage
Owner-occupied	32,502	74.3%	39,688	73.7%
Private rented	6,069	13.9%	7,131	13.2%
Shared Ownership	375	0.9%	958	1.8%
Social Rent/Affordable Rent	4,790	11.0%	6,078	11.3%
Total	43,736	100.0%	53,855	100.0%

The table below shows the tenure profile required by households resident in Mid Suffolk in 18 years' time in comparison to the tenure profile recorded currently. The difference between these two distributions is the change required to the housing stock over this period. The results show that 71.0% of new housing should be owner-occupied, 10.5% private rented, 5.8% should be Shared Ownership and 12.7% Social Rent/Affordable Rent.

Table 4.3e Tenure of new accommodation required in Mid Suffolk over the next 18 years				
<i>Tenure</i>	<i>Current tenure profile</i>	<i>Tenure profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
Owner-occupied	32,502	39,688	7,186	71.0%
Private rent	6,069	7,131	1,062	10.5%
Shared Ownership	375	958	583	5.8%
Social Rent/Affordable Rented	4,790	6,078	1,288	12.7%
Total	43,736	53,855	10,119	100.0%

The analysis of the likely cost profile of discount home ownership/Starter Homes in Mid Suffolk, set out in Chapter 3 of the original SHMA report, concludes that this product is most likely to be suitable for households that would otherwise reside in the private rented sector. The approach to modelling the potential demand for this product over the plan period, described in Chapter 4, identifies that between 2018 and 2036 there would be a potential demand for 430 discount home ownership dwellings in Mid Suffolk. This figure is therefore deducted from the total requirement for private rented accommodation (where the LTBHM model presumes they would otherwise be housed). The demand for 430 discount home ownership dwellings identified using this process should be treated as an indicative figure.

The model is able to also provide detail on the size of new homes required within each tenure, as is set out in the section below.

Size of housing required within each market tenure

The table below presents the size of owner-occupied accommodation required in Mid Suffolk in 18 years' time in comparison to the size profile recorded in the sector currently. The implied change to the housing stock is also presented.

Table 4.4e Size of new owner-occupied accommodation required in Mid Suffolk over the next 18 years				
<i>Size of home</i>	<i>Current size profile</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	707	1,221	515	7.2%
Two bedrooms	5,908	8,380	2,472	34.4%
Three bedrooms	13,680	15,784	2,104	29.3%
Four or more bedrooms	12,208	14,303	2,096	29.2%
Total	32,502	39,688	7,186	100.0%

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

Table 4.5e Size of new private rented accommodation required in Mid Suffolk over the next 18 years				
<i>Size of home</i>	<i>Current size profile</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	799	1,041	242	22.8%
Two bedrooms	2,324	2,533	209	19.7%
Three bedrooms	2,110	2,455	344	32.4%
Four or more bedrooms	836	1,102	266	25.1%
Total	6,069	7,131	1,062	100.0%

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

Table 4.6e Size of new Shared Ownership accommodation required in Mid Suffolk over the next 18 years				
<i>Size of home</i>	<i>Current size profile (2018)</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	78	225	147	25.2%
Two bedroom	116	303	187	32.1%
Three bedroom	125	273	148	25.4%
Four or more bedrooms	56	156	100	17.2%
Total	375	958	583	100.0%

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

Table 4.7e Size of new Social Rent/Affordable Rent required in Mid Suffolk over the next 18 years				
<i>Size of home</i>	<i>Current size profile (2018)</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	1,256	1,545	289	22.4%
Two bedroom	1,953	2,313	361	28.0%
Three bedroom	1,511	1,814	303	23.5%
Four or more bedrooms	70	405	335	26.0%
Total	4,790	6,078	1,288	100.0%

The table below shows the size of discount home ownership/Starter Homes that would be potentially demanded should this product become available to house some households that

would otherwise reside in the private rented sector. The residual private rented requirement, once the potential demand from households for this alternative product has been deducted, is also set out in the table.

Table 4.8e Potential demand for discount home ownership/Starter Homes in Mid Suffolk over the next 18 years by size		
<i>Dwelling size</i>	<i>Discount home ownership/Starter Homes</i>	<i>Residual private rented homes</i>
One bedroom	97	145
Two bedroom	143	66
Three bedroom	131	213
Four or more bedrooms	59	207
Total	430	632

Suffolk Coastal

Demographic projections

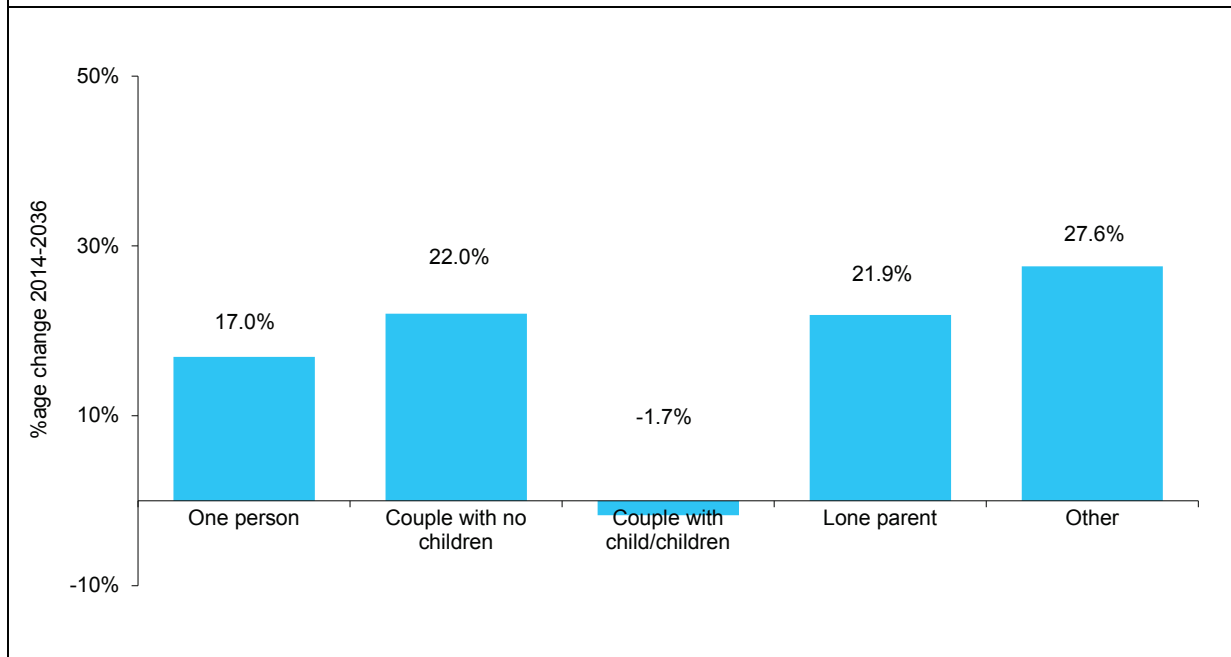
The household and population projections associated with the Local Housing Need calculation presented in the parallel report have been further disaggregated into different household groups. The table below sets out the number of households that will be resident in Suffolk Coastal in 2036 disaggregated by broad household type. The current (2018) household profile is also presented as a reference point.

<i>Household type</i>	<i>2018 Number</i>	<i>2018 Percentage</i>	<i>2036 Number</i>	<i>2036 Percentage</i>
One person	16,735	29.7%	19,573	30.2%
Couple with no children	19,425	34.5%	23,701	36.5%
Couple with child/children	13,423	23.8%	13,194	20.3%
Lone parent	4,321	7.7%	5,265	8.1%
Other*	2,464	4.4%	3,144	4.8%
Total	56,367	100.0%	64,877	100.0%

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

The figure below indicates the change in these household types that will occur between 2018 and 2036. The figure indicates that the number of 'other' households are expected to increase proportionately the most in Suffolk Coastal, followed by lone parent households. Couples with children are projected to fall in number.

Figure 4.1f Change in household structure, 2018 – 2036 in Suffolk Coastal



Tenure of housing required

The table below shows the projected tenure profile for Suffolk Coastal in 18 years' time. The current tenure is also set out for context. The data shows that in 2036 the housing stock in Suffolk Coastal should comprise 72.9% owner-occupied accommodation, 14.6% private rented homes, 1.1% Shared Ownership properties and 11.4% Social Rented/Affordable Rented housing.

Table 4.2f Current tenure and tenure profile projected in 2036 in Suffolk Coastal

Tenure	Current tenure (2018)		Projected tenure (2036)	
	Number	Percentage	Number	Percentage
Owner-occupied	41,131	73.0%	47,293	72.9%
Private rented	8,562	15.2%	9,442	14.6%
Shared Ownership	132	0.2%	729	1.1%
Social Rent/Affordable Rent	6,542	11.6%	7,413	11.4%
Total	56,367	100.0%	64,877	100.0%

The table below shows the tenure profile required by households resident in Suffolk Coastal in 18 years' time in comparison to the tenure profile recorded currently. The difference between these two distributions is the change required to the housing stock over this period. The results show that 72.4% of new housing should be owner-occupied, 10.3% private rented, 7.0% should be Shared Ownership and 10.2% Social Rent/Affordable Rent.

Table 4.3f Tenure of new accommodation required in Suffolk Coastal over the next 18 years

<i>Tenure</i>	<i>Current tenure profile</i>	<i>Tenure profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
Owner-occupied	41,131	47,293	6,163	72.4%
Private rent	8,562	9,442	880	10.3%
Shared Ownership	132	729	597	7.0%
Social Rent/Affordable Rented	6,542	7,413	871	10.2%
Total	56,367	64,877	8,510	100.0%

The analysis of the likely cost profile of discount home ownership/Starter Homes in Suffolk Coastal, set out in Chapter 3 of the original SHMA report, concludes that this product is most likely to be suitable for households that would otherwise reside in the private rented sector. The approach to modelling the potential demand for this product over the plan period, described in Chapter 4, identifies that between 2018 and 2036 there would be a potential demand for 390 discount home ownership dwellings in Suffolk Coastal. This figure is therefore deducted from the total requirement for private rented accommodation (where the LTBHM model presumes they would otherwise be housed). The demand for 390 discount home ownership dwellings identified using this process should be treated as an indicative figure.

The model is able to also provide detail on the size of new homes required within each tenure, as is set out in the section below.

Size of housing required within each market tenure

The table below presents the size of owner-occupied accommodation required in Suffolk Coastal in 18 years' time in comparison to the size profile recorded in the sector currently. The implied change to the housing stock is also presented.

Table 4.4f Size of new owner-occupied accommodation required in Suffolk Coastal over the next 18 years

<i>Size of home</i>	<i>Current size profile</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	1,107	1,670	563	9.1%
Two bedrooms	7,648	9,677	2,029	32.9%
Three bedrooms	17,096	18,700	1,604	26.0%
Four or more bedrooms	15,280	17,247	1,967	31.9%
Total	41,131	47,293	6,163	100.0%

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

Table 4.5f Size of new private rented accommodation required in Suffolk Coastal over the next 18 years				
<i>Size of home</i>	<i>Current size profile</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	1,430	1,576	146	16.6%
Two bedrooms	3,147	3,356	209	23.7%
Three bedrooms	2,922	3,195	273	31.0%
Four or more bedrooms	1,063	1,315	252	28.6%
Total	8,562	9,442	880	100.0%

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

Table 4.6f Size of new Shared Ownership accommodation required in Suffolk Coastal over the next 18 years				
<i>Size of home</i>	<i>Current size profile (2018)</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	24	184	160	26.7%
Two bedroom	45	219	174	29.1%
Three bedroom	47	208	161	27.1%
Four or more bedrooms	16	118	102	17.1%
Total	132	729	597	100.0%

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

Table 4.7f Size of new Social Rent/Affordable Rent required in Suffolk Coastal over the next 18 years				
<i>Size of home</i>	<i>Current size profile (2018)</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	1,778	1,948	170	19.5%
Two bedroom	2,466	2,564	98	11.3%
Three bedroom	2,159	2,276	117	13.4%
Four or more bedrooms	139	625	486	55.8%
Total	6,542	7,413	871	100.0%

The table below shows the size of discount home ownership/Starter Homes that would be potentially demanded should this product become available to house some households that

would otherwise reside in the private rented sector. The residual private rented requirement, once the potential demand from households for this alternative product has been deducted, is also set out in the table.

Table 4.8f Potential demand for discount home ownership/Starter Homes in Suffolk Coastal over the next 18 years by size		
<i>Dwelling size</i>	<i>Discount home ownership/Starter Homes</i>	<i>Residual private rented homes</i>
One bedroom	66	80
Two bedroom	111	97
Three bedroom	143	130
Four or more bedrooms	70	182
Total	390	489

HDH Planning and Development Ltd is a specialist planning consultancy providing evidence to support planning authorities, land owners and developers.

The firm is led by Simon Drummond-Hay who is a Chartered Surveyor, Associate of Chartered Institute of Housing and senior development professional with a wide experience of both development and professional practice. The firm is regulated by the RICS.

The main areas of expertise are:

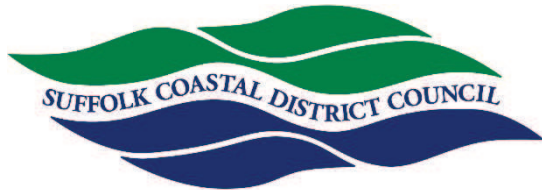
- Community Infrastructure Levy (CIL)
- District wide and site specific Viability Analysis
- Local and Strategic Housing Market Assessments and Housing Needs Assessments
- Future Housing Numbers Analysis (post RSS target setting)

HDH Planning and Development have clients throughout England and Wales.

HDH Planning and Development Ltd

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





Ipswich Housing Market Area Update to the Strategic Housing Market Assessment: Housing type requirement arising from the new 2016-based Local Housing Need Assessment

HDH Planning & Development Ltd

January 2019

Clapham Woods Farm, Keasden, Nr. Clapham, Lancaster. LA2 8ET
T: +44 (0)15242 51831 E; simon@hdhplanning.co.uk



Important Notice

HDH Planning and Development Ltd has prepared this report (as sub-contractors to Peter Brett Associates LLP) for the sole use of Babergh, Ipswich, Mid Suffolk and Suffolk Coastal in accordance with the proposal and instructions under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of HDH Planning and Development Ltd.

Some of the conclusions and recommendations contained in this report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from third parties has not been independently verified by HDH Planning and Development Ltd, unless otherwise stated in the report. The recommendations contained in this report are concerned with affordable housing and current planning policy, guidance and regulations which may be subject to change. They reflect a Chartered Surveyor's perspective and do not reflect or constitute legal advice and the Council should seek legal advice before implementing any of the recommendations.

Certain statements made in the report may constitute estimates, projections or other forward-looking statements and even though they are based on reasonable assumptions as of the date of the report, such forward-looking statements, by their nature, involve risks and uncertainties that could cause actual results to differ materially from the results predicted. HDH Planning and Development Ltd specifically does not guarantee or warrant any estimate or projections contained in this report.

HDH Planning and Development Ltd

Clapham Woods Farm,
Keasden, Nr. Clapham,
Lancaster. LA2 8ET
simon@hdhplanning.co.uk
015242 51831 / 07989 975 977

Peter Brett Associates

16 Brewhouse Yard,
Clerkenwell,
London. EC1V 4LJ
RPestell@peterbrett.com
0207 566 8600

Issued 11th January 2019

COPYRIGHT

© This report is the copyright of HDH Planning and Development Ltd. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Table of Contents

1. Scope	5
4. Type and tenure of future housing needed	7
Introduction	7
Demographic projections.....	7
Methodology of the model	8
Tenure of housing required.....	9
Discount home ownership/Starter Homes	10
Size of housing required within each tenure	11
6. Requirements of specific groups of the population	15
Older persons: Future requirement	15
Families with children: Future requirement.....	15
7. Conclusions – 2016 Based Projections	17
Babergh.....	17
Ipswich	18
Mid Suffolk	20
Suffolk Coastal	22
Appendix 4. Local authority-level results for the type and tenure of future housing needed	25
Babergh.....	25
Demographic projections	25
Tenure of housing required	26
Size of housing required within each market tenure	27
Ipswich	30
Demographic projections	30
Tenure of housing required	31
Size of housing required within each market tenure	32
Mid Suffolk	35
Demographic projections	35
Tenure of housing required	36
Size of housing required within each market tenure	37
Suffolk Coastal	40
Demographic projections	40
Tenure of housing required	41
Size of housing required within each market tenure	42

1. Scope

- 1.1 A Strategic Housing Market Assessment of the Ipswich and Waveney housing market areas was published in September 2017. The four councils constituting the Ipswich housing market area have recently commissioned work to recalculate the level of local housing need in each authority using the latest data available. As a consequence, the part of the SHMA that relies on this input has been revisited and this report sets out these updated results.
- 1.2 The report however only includes the sections of the report which require updating:
- a. Chapter 4 which sets out the long-term balancing housing market model, Appendix A4 which provides more detail on the outputs from this model at a local authority level;
 - b. Two small sections of Chapter 6 which disaggregate the Long-Term Balancing Housing Market (LTBHM) model results to profile the future housing requirement for older persons' households and families with children and;
 - c. Certain sections of Chapter 7 which document the policy implications of the model.
- 1.3 In all other respects the original Strategic Housing Market Assessment report contains the most up to date information on the housing market area and remains a suitable and robust piece of evidence to inform the plan even after the publication of the new National Planning Policy Framework and Planning Practice Guidance. This includes Chapter 5 of the report which sets out the affordable housing need¹.
- 1.4 In reviewing this update, it is important to differentiate the analysis to disaggregate the projected housing requirement using the LTBHM model as set out in Chapter 4 of the SHMA and the assessment of Affordable Need (as per paragraphs 22 to 29 of the 2014 PPG) as set out in Chapter 5 of the SHMA. The two pieces of analysis are quite different and are not comparable.
- 1.5 To enable easy comparison with the previous complete SHMA report, the paragraph and table numbering has remained the same and the changes to the commentary have been minimised.
- 1.6 It should be noted that this report sets out the results from the 2016-based local housing need modelling. An equivalent, parallel report using the 2014-based local housing need modelling has also been produced.

¹ An explanation of the distinction between the affordable housing need and LTBHM models is set out in paragraph 7.1 of the 2017 SHMA.

4. Type and tenure of future housing needed

Introduction

- 4.1 Paragraph 021 of the PPG is clear that ‘once an overall housing figure has been identified, plan makers will need to break this down by tenure, household type (singles, couples and families) and household size’. This chapter describes the long-term balancing housing markets (LTBHM) model which uses secondary data to determine the future demand for housing by size and tenure based on the profile of households resident in the HMA in 2036. This will then be compared to the current housing stock and a profile of new accommodation required will be determined².
- 4.2 The model is set out in more detail subsequently, however this chapter initially presents the demographic changes that will occur in the HMA over the remaining Local Plan period (2018 to 2036) as set out in the projections used to calculate the Local Housing Need (described in the separate report). The change in the household composition indicated within these projections drives the size and tenure demand profiles generated by the model.

Demographic projections

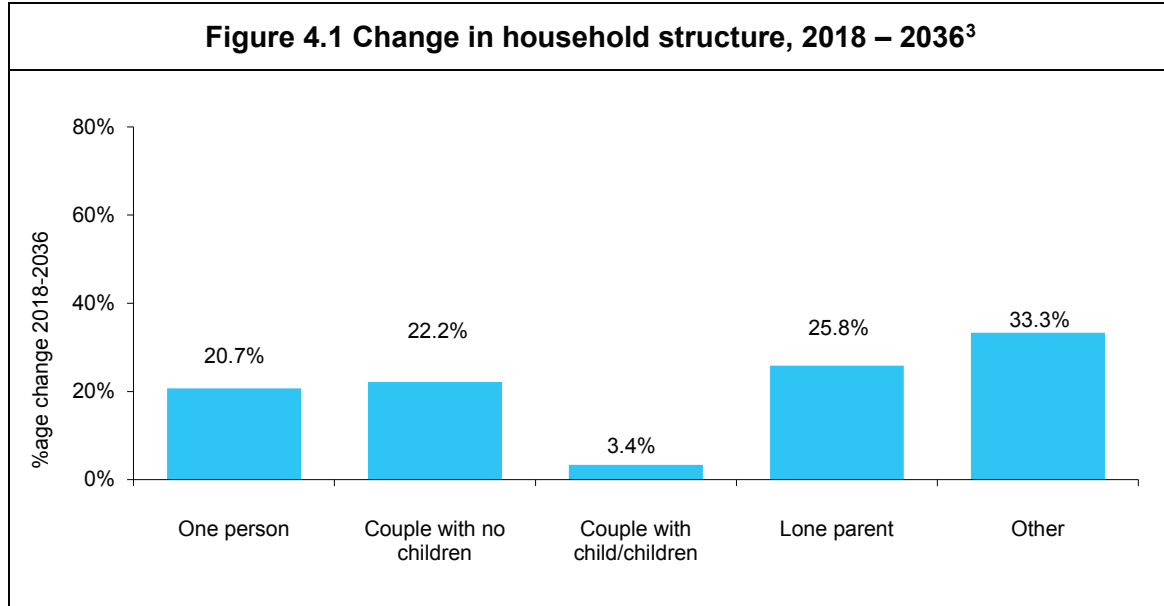
- 4.3 The household and population projections associated with the Local Housing Need calculation presented in the parallel report have been further disaggregated into different household groups to facilitate this analysis. The table below sets out the number of households that will be resident in the HMA in 2036 disaggregated by broad household type. The 2018 household profile is also presented as a reference point, as 2018 is the base date for this model.

<i>Household type</i>	<i>2018 Number</i>	<i>2018 Percentage</i>	<i>2036 Number</i>	<i>2036 Percentage</i>
One person	59,192	29.6%	71,426	30.3%
Couple with no children	63,062	31.5%	77,033	32.6%
Couple with child/children	49,430	24.7%	51,096	21.6%
Lone parent	17,837	8.9%	22,447	9.5%
Other*	10,567	5.3%	14,089	6.0%
Total	200,088	100.0%	236,090	100.0%

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

² This will include a figure for the amount of affordable accommodation required over the plan period, however this is derived using a different approach and has a different purpose to the equivalent figure in Chapter 5, as described in para 1.4, and the two should not be compared.

- 4.4 The figure below indicates the change in these household types that will occur between 2018 and 2036 in the HMA. The figure indicates that the number of other households are expected to increase proportionately the most in the HMA, followed by lone parent households. Couples with children are projected to increase at the slowest rate.



Methodology of the model

- 4.5 The Census provides information on the size (in terms of bedrooms) and tenure of accommodation in each local authority in the HMA in 2011. This has been adjusted⁴ to reflect the changes since 2011 to provide an accommodation profile in 2018. Following the instructions within the PPG the model is led by the Local Housing Need projections and does not contain an affordability assessment.
- 4.6 The 2011 Census also provides detail on the occupational patterns of different household groups in each authority, which means that the profile of housing occupied by each household type can be determined. Rather than assuming the current usage patterns for each household type will apply to the future population of that household group, the model assesses the current trends in occupation patterns (recorded by the change in the tenure profile of each household type between the 2001 and 2011 Census in each authority alongside the changes in the size of accommodation occupied within each tenure) and models their continuation through to 2036.

³ When compared with the 2017 SHMA, Table 4.1 shows quite a difference in terms of the household structure. This is because ONS have published more recent population and household projections. These show that the rate of increase in lone parent households will be lower than originally predicted, with the same true for single person and couple only households (although a less notable change), whilst the opposite is true for couple households with children.

⁴ Using the latest data from the Homes & Communities Agency's Statistical Data Return and the LAHS datasets and trends indicated within the English Housing Survey and by the Census.

- 4.7 A further adjustment is made to counter the existence of overcrowding, which the PPG indicates should be addressed. Households currently overcrowded will therefore be housed in adequately sized accommodation within the model⁵. This means that the future housing stock will better reflect the requirements of the future population in the area.
- 4.8 This profile of suitable accommodation for each household type is applied to the size of the household group in 18 years' time. The accommodation profile required in 2036 is then compared to the current accommodation profile and the nature of additional housing required is derived. It should be noted that the model works by matching dwellings to households so the figures are based on the change in number of households identified within the Local Housing Need calculations. However, the overall Local Housing Need figure calculated in the parallel report, presumes that the requirement for new dwellings is greater than the projected growth in households in accordance with the approach set out in the PPG. Chapter 7 below will therefore convert the household-based results from this chapter into dwelling based equivalents. The following section presents the outputs of this model.

Tenure of housing required

- 4.9 The table below shows the projected tenure profiles for the HMA in 18 years' time (derived from the 2016 based projections). The current tenure is also set out for context. The data shows that in 2036 the housing stock across the Ipswich HMA should comprise 66.7% owner-occupied accommodation, 17.5% private rented homes, 1.3% Shared Ownership properties and 14.5% Social Rented/Affordable Rented housing.

Table 4.2a Current tenure and tenure profile projected in the Ipswich HMA in 2036				
<i>Tenure</i>	<i>Current tenure (2018)</i>		<i>Projected tenure (2036)</i>	
	<i>Number</i>	<i>Percentage</i>	<i>Number</i>	<i>Percentage</i>
Owner-occupied	133,732	66.8%	157,475	66.7%
Private rented	36,135	18.1%	41,198	17.5%
Shared Ownership	1,000	0.5%	3,149	1.3%
Social Rent/Affordable Rent	29,221	14.6%	34,268	14.5%
Total	200,088	100.0%	236,090	100.0%

- 4.10 The table below shows the tenure profile required by households resident in the HMA in 18 years' time in comparison to the tenure profile recorded in the HMA currently. The difference between these two distributions is the change required to the housing stock over this period. The results show that 65.9% of new housing in the Ipswich HMA should be owner-occupied,

⁵ Using the example of a lone parent household residing in a two bedroom property but requiring a three bedroom home, the modelled accommodation profile for this household group would assign this household a three bedroom property rather than a two bedroom dwelling. This means that it is anticipated that for equivalent households in the future, none would be expected to live in an overcrowded home.

14.1% private rented, 6.0% should be Shared Ownership and 14.0% Social Rent/Affordable Rent.

Table 4.3a Tenure of new accommodation required in the Ipswich HMA over the next 18 years				
<i>Tenure</i>	<i>Current tenure profile (2018)</i>	<i>Tenure profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
Owner-occupied	133,732	157,475	23,743	65.9%
Private rent	36,135	41,198	5,063	14.1%
Shared Ownership	1,000	3,149	2,149	6.0%
Social Rent/Affordable Rent	29,221	34,268	5,047	14.0%
Total	200,088	236,090	36,002	100.0%

- 4.11 The model is also able to provide detail on the size of new housing required within each tenure, as is set out in the section below.

Discount home ownership/Starter Homes

- 4.12 Discount Homes Ownership and Starter Homes now fall within the definition of Affordable Housing in the new NPPF. The analysis of the likely cost profile of discount home ownership/Starter Homes in the HMA, set out in Chapter 3 of the original SHMA report, concludes that this product is most likely to be suitable for households that would otherwise reside in the private rented sector. It is a product that has only recently been introduced into the market and therefore can't be modelled using the same trend data as is utilised for the rest of the LTBHM model. However, the potential demand for this new product over the plan period can be derived by making assumptions about the likelihood of different household groups within the private rented sector to try to acquire this form of housing informed by an affordability analysis of the tenure⁶.
- 4.13 This approach identifies that between 2018 and 2036 there would be a potential demand for 2,139 discount home ownership dwellings across the Ipswich HMA. These figures are therefore deducted from the total requirement for private rented accommodation (where the LTBHM model presumes they would otherwise be housed). The demand for 2,139 discount home ownership dwellings in the Ipswich HMA identified using this process should be treated as an indicative figure rather than an absolute target.

⁶ To try and establish the potential demand for this product over the plan period, the household income distribution differentiated by household type (summarised in Figure 3.23 of the original SHMA report) has been adjusted to reflect that nationally the income of private rented households is 98.9% of the figure for all households (according to the English Housing Survey). Applying this affordability profile to the flow of households moving to a private rented home each year allows the number of these households that could afford discounted home ownership to be modelled.

Size of housing required within each tenure

- 4.14 The table below presents the size of owner-occupied accommodation required in the HMA in 18 years' time in comparison to the size profile recorded in the sector currently. The implied change to the housing stock is also presented. The data shows that some 32.9% of new owner-occupied housing in the Ipswich HMA should be three bedroom homes, with 30.0% being two bedroom units, 28.3% should have four or more bedrooms and 8.8% one bedroom accommodation.

<i>Size of home</i>	<i>Current size profile (2018)</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	3,329	5,414	2,086	8.8%
Two bedroom	24,846	31,974	7,129	30.0%
Three bedroom	62,002	69,804	7,802	32.9%
Four or more bedrooms	43,555	50,282	6,727	28.3%
Total	133,732	157,475	23,743	100.0%

- 4.15 This analysis can be repeated for private rented housing and is presented in Table 4.5. The data indicates that of the 5,063 private rented homes required within the Ipswich HMA, 26.2% should be two bedroom properties with a further 30.5% should be three bedroom homes. Some 18.1% should be single bedroom accommodation and 25.2% should have four or more bedrooms.

<i>Size of home</i>	<i>Current size profile (2018)</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	6,763	7,678	915	18.1%
Two bedroom	14,161	15,488	1,327	26.2%
Three bedroom	11,694	13,239	1,545	30.5%
Four or more bedrooms	3,517	4,793	1,276	25.2%
Total	36,135	41,198	5,063	100.0%

- 4.16 Table 4.6 sets out the equivalent analysis for Shared Ownership housing. The data indicates that of the 2,149 Shared Ownership dwellings required within the Ipswich HMA, 31.2% should be two bedroom properties with a further 28.6% three bedroom accommodation. Some 25.6% should have one bedroom and 14.6% should have four or more bedrooms.

<i>Size of home</i>	<i>Current size profile (2018)</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	203	752	549	25.6%
Two bedroom	344	1,014	670	31.2%
Three bedroom	332	947	615	28.6%
Four or more bedrooms	121	436	315	14.6%
Total	1,000	3,149	2,149	100.0%

- 4.17 Table 4.7 shows the size of accommodation required in the Affordable Rented/Social Rented sector. The table shows that of the 5,047 additional Affordable Rented units required within the Ipswich HMA over the next 18 years, 31.0% should have four bedrooms, 25.2% two bedrooms, 21.9% one bedroom and 21.9% three bedrooms.

<i>Size of home</i>	<i>Current size profile (2018)</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	8,084	9,188	1,104	21.9%
Two bedroom	10,535	11,807	1,272	25.2%
Three bedroom	9,985	11,092	1,107	21.9%
Four or more bedrooms	617	2,181	1,564	31.0%
Total	29,221	34,268	5,047	100.0%

- 4.18 Table 4.8 shows the size of discount home ownership/Starter Home that would potentially be required should this product become available to house some households that would otherwise reside in the private rented sector. The residual private rented requirement, once the potential demand from households for this alternative product has been deducted, is also set out in the table. The model indicates that in the Ipswich HMA, 33.2% of the discount home ownership units should have three bedrooms, 29.7% two bedrooms, 20.9% one bedroom and 16.2% four bedrooms.

Table 4.8a Potential demand for discount home ownership/Starter Homes in the Ipswich HMA over the next 18 years by size		
<i>Size of home</i>	<i>Discount home ownership / Starter Homes</i>	<i>Residual private rented homes</i>
One bedroom	446	469
Two bedroom	636	691
Three bedroom	711	835
Four or more bedrooms	346	930
Total	2,139	2,924

4.19 These outputs are replicated for the constituent authorities of the Ipswich HMA in the appendices to this report.

6. Requirements of specific groups of the population

Older persons: Future requirement

- 6.6 The Local Housing Need projections indicate that the population aged 65 or over is going to increase dramatically in the HMA over the plan period; from 104,985 in 2018 to 154,084 in 2036, a rise of 46.8%.
- 6.7 The results of the LTBHM model can be disaggregated into different household groups within the whole population. The tables below show the projected accommodation profile for older person households in the in 2036 arising from that model.

Table 6.1a Type of accommodation required for older person only households in the Ipswich HMA in 2036					
<i>Size of home</i>	<i>Owner-occupation</i>	<i>Private rented</i>	<i>Shared Ownership</i>	<i>Social Rent/ Affordable Rented</i>	<i>Total</i>
One bedroom	7.9%	2.1%	0.3%	11.6%	21.9%
Two bedrooms	19.2%	3.4%	0.2%	3.6%	26.4%
Three bedrooms	39.6%	0.8%	0.1%	1.3%	41.8%
Four or more bedrooms	9.7%	0.2%	0.0%	0.0%	9.9%
Total	76.4%	6.5%	0.6%	16.5%	100.0%

Families with children: Future requirement

- 6.22 The Local Housing Need projections indicate that the total population of families with children in the Ipswich HMA is going to rise from 67,267 in 2018 to 73,542 by 2036 and the proportion of lone parent families within this group will grow from 26.5% in 2014 to 30.5% in 2036. The table below shows the projected accommodation profile for family households in each HMA in 2036 derived from the LTBHM model, presuming that households do not have to reside in overcrowded accommodation.

Table 6.4a Type of accommodation required for households with dependent children in 2036 in the Ipswich HMA

Size of home	Owner-occupation	Private rented	Shared Ownership	Social Rent/ Affordable Rented	Total
One bedroom	0.0%	0.0%	0.0%	0.0%	0.0%
Two bedrooms	6.5%	2.5%	0.5%	5.6%	15.1%
Three bedrooms	33.7%	3.2%	0.6%	13.0%	50.4%
Four or more bedrooms	30.3%	1.7%	0.5%	1.9%	34.4%
Total	70.5%	7.5%	1.5%	20.5%	100.0%

7. Conclusions – 2016 Based Projections

Babergh

- 7.6 To determine the size and tenure of the new housing required within the Local Housing Need to accord with paragraph 21 of the PPG, the LTBHM model outputs are used (the change required between 2018 and 2036). This model provides the profile of housing appropriate to meet the population over the plan period and is directly derived from the calculations used to determine the Local Housing Need. This also means that the proportion of new affordable housing required is determined from the LTBHM model.
- 7.7 Before the suggested housing mix is presented, it is necessary to convert the household totals presented in this report to dwelling figures by applying the vacancy⁷ rate of 3.9% (the difference between the household growth total of 437 per year between 2018 and 2036 and the total Local Housing Need for Babergh over the plan period of 455 per year).
- 7.8 Figure 7.1 sets out the size and tenure requirement for the 8,190 dwellings (455 per annum) required over the plan period (between 2018 and 2036). The NPPF has introduced a clear policy expectation that housing sites deliver a minimum of 10% affordable home ownership units (subject to limited conditions and exemptions), but this can include Shared Ownership homes and discounted market sales products as well as Starter Homes. In this context affordable home ownership products (including Starter Homes) fall within the definition of Affordable Homes set out in the Glossary of the 2018 NPPF. We have therefore provided a further distinction within the proposed housing mix to include the potential demand for discount home ownership/Starter Homes (which reduces the requirement for private rented accommodation as they are providing an affordable home ownership opportunity for those that would otherwise reside in this tenure rather than meeting the same housing need that is addressed through Shared Ownership and Affordable Rented products). It should be noted however that whilst these affordable home ownership options (which include starter homes, discounted market sales products and shared ownership) as listed in bullets 2 to 4 of the affordable housing definition of the Glossary of the 2018 NPPF are affordable housing, they address housing need for a different group of households than affordable housing for rent (listed in bullet 1 of the definition).
- 7.9 The overall requirement for 13.3% of housing to be Affordable Rented and 12.9% affordable home ownership (of which 6.4% could be Shared Ownership⁸ and 6.5% Starter Homes⁹) reflects the mix of housing that would best address the needs of the local population. It does not take into account the funding that will be available to help provide subsidised housing and

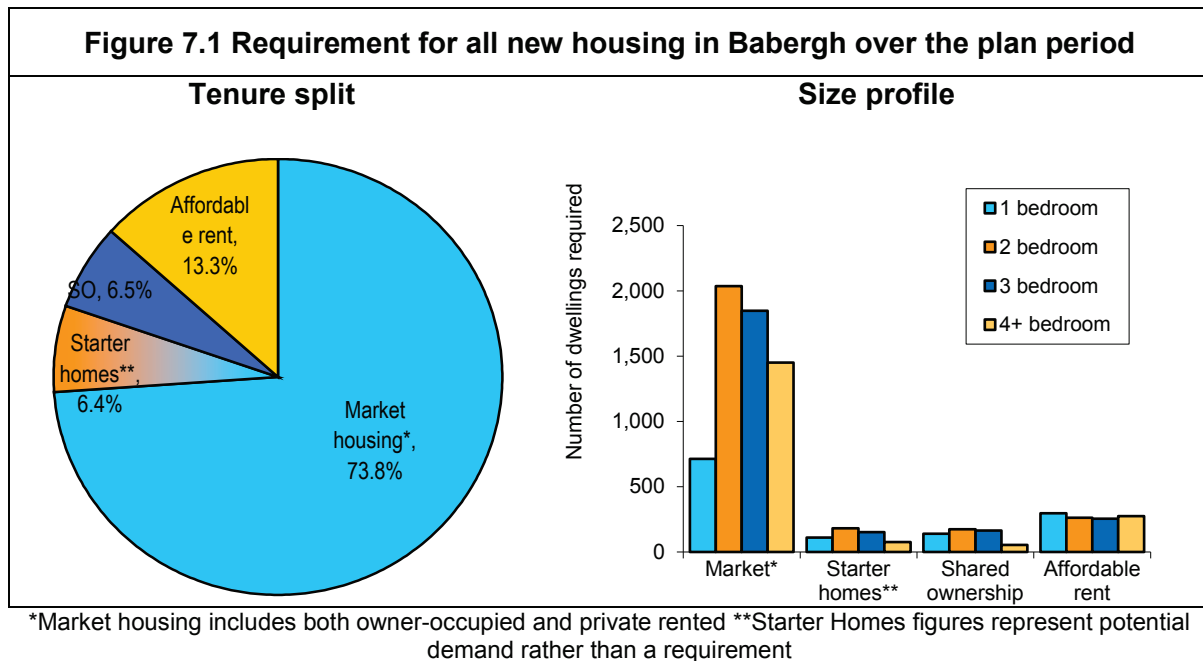
⁷ This accounts for both homes that are empty and those that are used as second homes and is recorded in the 2011 Census.

⁸ Shared Ownership refers to the version with a 25% equity share as this has been evidenced to cost less than market entry housing in Chapter 3 of the original SHMA report.

⁹ Starter Homes figure represents a potential demand rather than a requirement and is derived from table 4.8c.

it is acknowledged that current funding streams priorities mean that it will be easier to deliver intermediate housing rather than Affordable Rent.

- 7.10 The profile set out is a guide to the overall mix of accommodation required in the District although it is acknowledged that the Council may wish to divert away from this profile in particular instances¹⁰. It should also be noted that the potential demand for discount home ownership/Starter Homes is less robustly evidenced than for the other tenures and should therefore be treated with caution.



Ipswich

- 7.16 To determine the size and tenure of the new housing required within the Local Housing Need to accord with paragraph 21 of the PPG, the LTBHM model outputs are used (the change required between 2018 and 2036). This model provides the profile of housing appropriate to meet the population over the plan period and is directly derived from the calculations used to determine the Local Housing Need. This also means that the proportion of new affordable housing required is determined from the LTBHM model.
- 7.17 Before the suggested housing mix is presented, it is necessary to convert the household totals presented in this report to dwelling figures by applying the vacancy¹¹ rate of 3.6% (the difference between the household growth total of 462 per year between 2018 and 2036 and the total Local Housing Need for Ipswich over the plan period of 479 per year).

¹⁰ The requirement for one bedroom market accommodation should not be underestimated because it is for this size accommodation that there is the greatest relative requirement - there is the biggest negative difference between the proportion in the existing stock and the proportion required in the new stock.

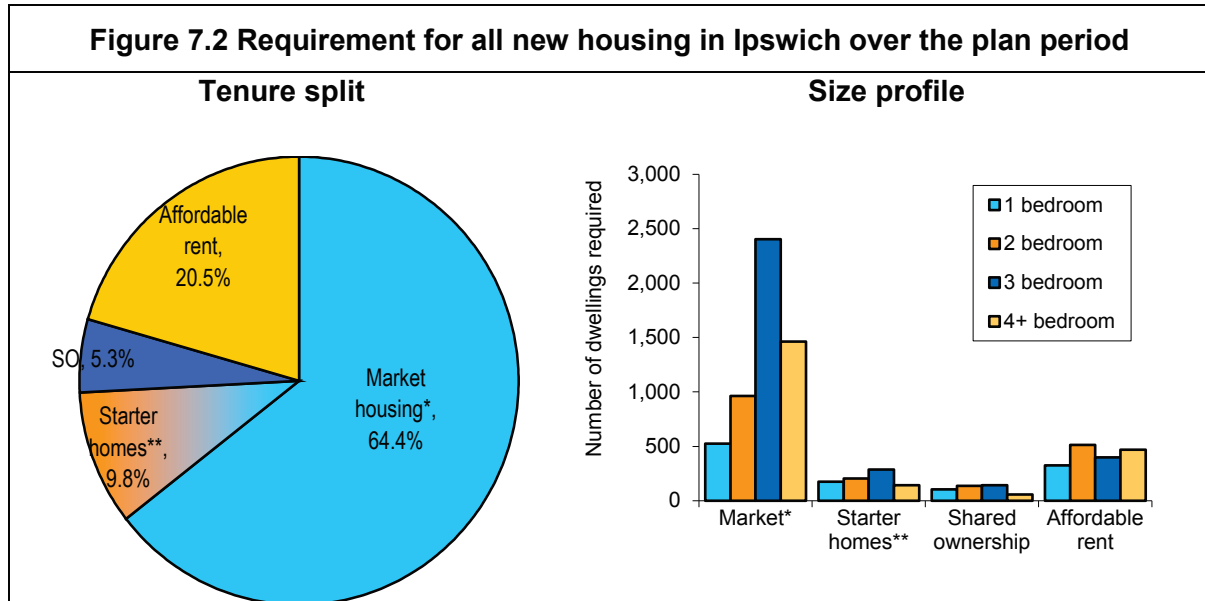
¹¹ This accounts for both homes that are empty and those that are used as second homes and is recorded in the 2011 Census.

- 7.18 Figure 7.2 sets out the size and tenure requirement for the 8,622 dwellings (479 per annum) required over the plan period (between 2018 and 2036). The NPPF has introduced a clear policy expectation that housing sites deliver a minimum of 10% affordable home ownership units (subject to limited conditions and exemptions), but this can include Shared Ownership homes and discounted market sales products as well as Starter Homes. In this context affordable home ownership products (including Starter Homes) fall within the definition of Affordable Homes set out in the Glossary of the 2018 NPPF. We have therefore provided a further distinction within the proposed housing mix to include the potential demand for discount home ownership/Starter Homes (which reduces the requirement for private rented accommodation as they are providing an affordable home ownership opportunity for those that would otherwise reside in this tenure rather than meeting the same housing need that is addressed through Shared Ownership and Affordable Rented products). It should be noted however that whilst these affordable home ownership options (which include starter homes, discounted market sales products and shared ownership) as listed in bullets 2 to 4 of the affordable housing definition of the Glossary of the 2018 NPPF are affordable housing, they address housing need for a different group of households than affordable housing for rent (listed in bullet 1 of the definition).
- 7.19 The overall requirement for 20.5% of housing to be Affordable Rented and 15.1% affordable home ownership (of which 5.3% could be Shared Ownership¹² and 9.8% Starter Homes¹³) reflects the mix of housing that would best address the needs of the local population. It does not take into account the funding that will be available to help provide subsidised housing and it is acknowledged that current funding streams priorities mean that it will be easier to deliver intermediate housing rather than Affordable Rent.
- 7.20 The profile set out is a guide to the overall mix of accommodation required in the Borough although it is acknowledged that the Council may wish to divert away from this profile in particular instances¹⁴. It should also be noted that the potential demand for discount home ownership/Starter Homes is less robustly evidenced than for the other tenures and should therefore be treated with caution.

¹² Shared Ownership refers to the version with a 25% equity share as this has been evidenced to cost less than market entry housing in Chapter 3 of the original SHMA report.

¹³ Starter Homes figure represents a potential demand rather than a requirement and is derived from table 4.8d.

¹⁴ The requirement for one bedroom market accommodation should not be underestimated because it is for this size accommodation that there is the greatest relative requirement - there is the biggest negative difference between the proportion in the existing stock and the proportion required in the new stock.



*Market housing includes both owner-occupied and private rented **Starter Homes figures represent potential demand rather than a requirement

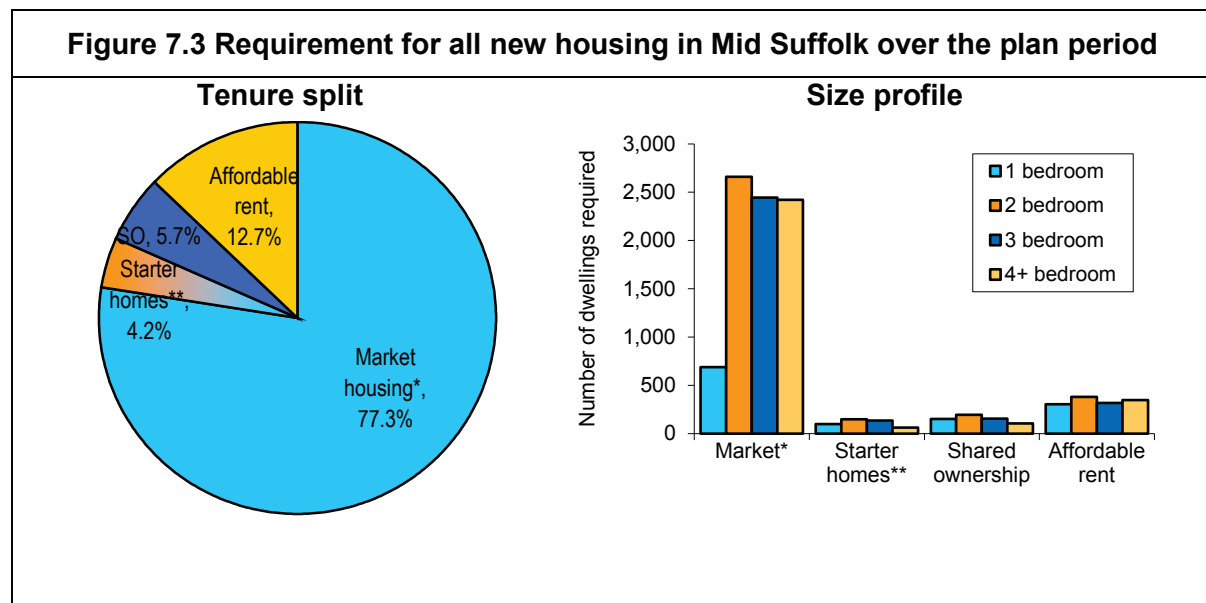
Mid Suffolk

- 7.23 To determine the size and tenure of the new housing required within the Local Housing Need to accord with paragraph 21 of the PPG, the LTBHM model outputs are used (the change required between 2018 and 2036). This model provides the profile of housing appropriate to meet the population over the plan period and is directly derived from the calculations used to determine the Local Housing Need. This also means that the proportion of new affordable housing required is determined from the LTBHM model.
- 7.24 Before the suggested housing mix is presented, it is necessary to convert the household totals presented in this report to dwelling figures by applying the vacancy¹⁵ rate of 3.9% (the difference between the household growth total of 567 per year between 2018 and 2036 and the total Local Housing Need for Mid Suffolk over the plan period of 590 per year).
- 7.25 Figure 7.3 sets out the size and tenure requirement for the 10,620 dwellings (590 per annum) required over the plan period (between 2018 and 2036). The NPPF has introduced a clear policy expectation that housing sites deliver a minimum of 10% affordable home ownership units (subject to limited conditions and exemptions), but this can include Shared Ownership homes and discounted market sales products as well as Starter Homes. In this context affordable home ownership products (including Starter Homes) fall within the definition of Affordable Homes set out in the Glossary of the 2018 NPPF. We have therefore provided a further distinction within the proposed housing mix to include the potential demand for discount home ownership/Starter Homes (which reduces the requirement for private rented accommodation as they are providing an affordable home ownership opportunity for those that would otherwise reside in this tenure rather than meeting the same housing need that is

¹⁵ This accounts for both homes that are empty and those that are used as second homes and is recorded in the 2011 Census.

addressed through Shared Ownership and Affordable Rented products). It should be noted however that whilst these affordable home ownership options (which include starter homes, discounted market sales products and shared ownership) as listed in bullets 2 to 4 of the affordable housing definition of the Glossary of the 2018 NPPF are affordable housing, they address housing need for a different group of households than affordable housing for rent (listed in bullet 1 of the definition).

- 7.26 The overall requirement for 12.7% of housing to be Affordable Rented and 9.9% affordable home ownership (of which 5.7% could be Shared Ownership¹⁶ and 4.2% Starter Homes¹⁷) reflects the mix of housing that would best address the needs of the local population. It does not take into account the funding that will be available to help provide subsidised housing and it is acknowledged that current funding streams priorities mean that it will be easier to deliver intermediate housing rather than Affordable Rent.
- 7.27 The profile set out is a guide to the overall mix of accommodation required in the District although it is acknowledged that the Council may wish to divert away from this profile in particular instances¹⁸. It should also be noted that the potential demand for discount home ownership/Starter Homes is less robustly evidenced than for the other tenures and should therefore be treated with caution.



*Market housing includes both owner-occupied and private rented **Starter Homes figures represent potential demand rather than a requirement

¹⁶ Shared Ownership refers to the version with a 25% equity share as this has been evidenced to cost less than market entry housing in Chapter 3 of the original SHMA report.

¹⁷ Starter Homes figure represents a potential demand rather than a requirement and is derived from table 4.8e.

¹⁸ The requirement for one bedroom market accommodation should not be underestimated because it is for this size accommodation that there is the greatest relative requirement - there is the biggest negative difference between the proportion in the existing stock and the proportion required in the new stock.

Suffolk Coastal

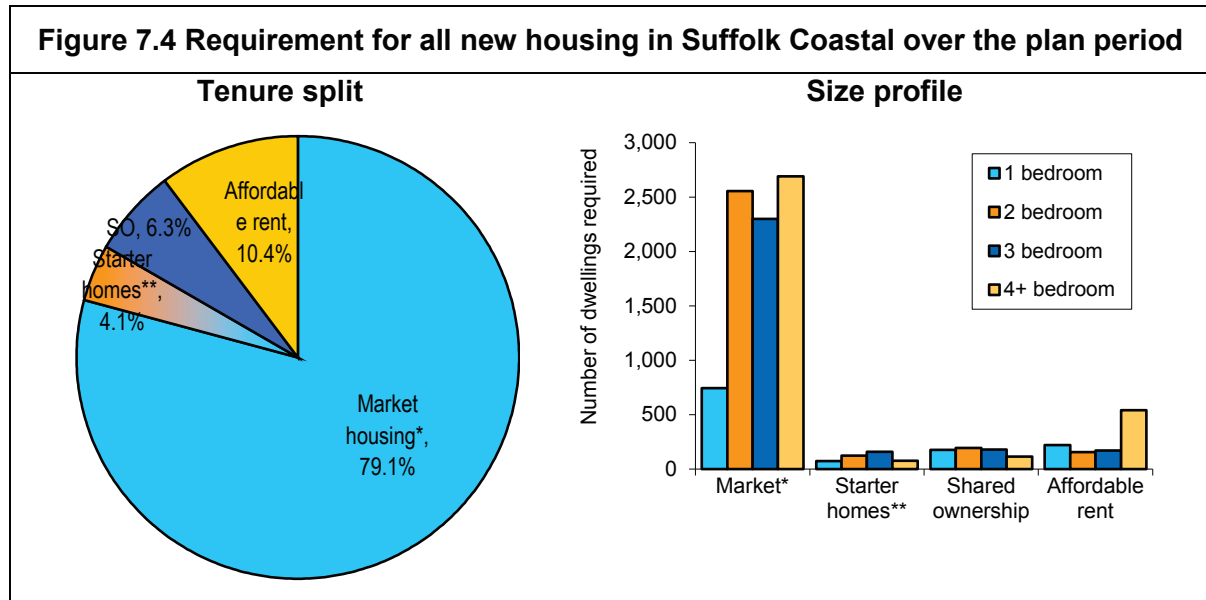
- 7.30 To determine the size and tenure of the new housing required within the Local Housing Need to accord with paragraph 21 of the PPG, the LTBHM model outputs are used (the change required between 2018 and 2036). This model provides the profile of housing appropriate to meet the population over the plan period and is directly derived from the calculations used to determine the Local Housing Need. This also means that the proportion of new affordable housing required is determined from the LTBHM model.
- 7.31 Before the suggested housing mix is presented, it is necessary to convert the household totals presented in this report to dwelling figures by applying the vacancy¹⁹ rate of 8.3% (the difference between the household growth total of 534 per year between 2018 and 2036 and the total Local Housing Need for Suffolk Coastal over the plan period of 582 per year).
- 7.32 Figure 7.4 sets out the size and tenure requirement for the 10,476 dwellings (582 per annum) required over the plan period (between 2018 and 2036). The NPPF has introduced a clear policy expectation that housing sites deliver a minimum of 10% affordable home ownership units (subject to limited conditions and exemptions), but this can include Shared Ownership homes and discounted market sales products as well as Starter Homes. In this context affordable home ownership products (including Starter Homes) fall within the definition of Affordable Homes set out in the Glossary of the 2018 NPPF. We have therefore provided a further distinction within the proposed housing mix to include the potential demand for discount home ownership/Starter Homes (which reduces the requirement for private rented accommodation as they are providing an affordable home ownership opportunity for those that would otherwise reside in this tenure rather than meeting the same housing need that is addressed through Shared Ownership and Affordable Rented products). It should be noted however that whilst these affordable home ownership options (which include starter homes, discounted market sales products and shared ownership) as listed in bullets 2 to 4 of the affordable housing definition of the Glossary of the 2018 NPPF are affordable housing, they address housing need for a different group of households than affordable housing for rent (listed in bullet 1 of the definition).
- 7.33 The overall requirement for 10.4% of housing to be Affordable Rented and 10.5% affordable home ownership (of which 6.3% could be Shared Ownership²⁰ and 4.1% Starter Homes²¹) reflects the mix of housing that would best address the needs of the local population. It does not take into account the funding that will be available to help provide subsidised housing and it is acknowledged that current funding streams priorities mean that it will be easier to deliver intermediate housing rather than Affordable Rent.

¹⁹ This accounts for both homes that are empty and those that are used as second homes and is recorded in the 2011 Census.

²⁰ Shared Ownership refers to the version with a 25% equity share as this has been evidenced to cost less than market entry housing in chapter 3 of the original SHMA report.

²¹ Starter Homes figure represents a potential demand rather than a requirement and is derived from table 4.8f.

7.34 The profile set out is a guide to the overall mix of accommodation required in the District although it is acknowledged that the Council may wish to divert away from this profile in particular instances²². It should also be noted that the potential demand for discount home ownership/Starter Homes is less robustly evidenced than for the other tenures and should therefore be treated with caution.



*Market housing includes both owner-occupied and private rented **Starter Homes figures represent potential demand rather than a requirement

²² The requirement for one bedroom market accommodation should not be underestimated because it is for this size accommodation that there is the greatest relative requirement - there is the biggest negative difference between the proportion in the existing stock and the proportion required in the new stock.

Appendix 4. Local authority-level results for the type and tenure of future housing needed

Babergh

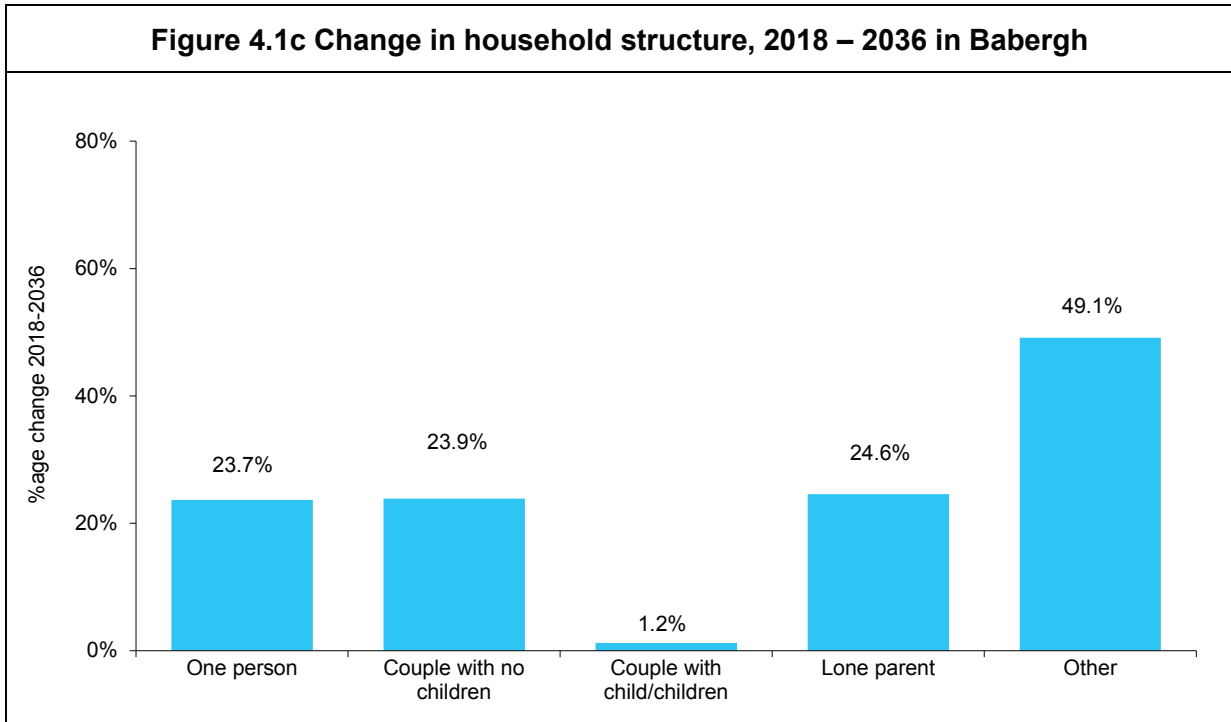
Demographic projections

The household and population projections associated with the Local Housing Need calculation presented in the parallel report have been further disaggregated into different household groups. The table below sets out the number of households that will be resident in Babergh in 2036 disaggregated by broad household type. The current (2018) household profile is also presented as a reference point.

<i>Household type</i>	<i>2018 Number</i>	<i>2018 Percentage</i>	<i>2036 Number</i>	<i>2036 Percentage</i>
One person	11,693	29.4%	14,461	30.3%
Couple with no children	13,506	33.9%	16,727	35.1%
Couple with child/children	9,439	23.7%	9,554	20.0%
Lone parent	3,112	7.8%	3,877	8.1%
Other*	2,042	5.1%	3,046	6.4%
Total	39,791	100.0%	47,665	100.0%

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

The figure below indicates the change in these household types that will occur between 2018 and 2036. The figure indicates that the number of 'other' households are expected to increase proportionately the most in Babergh (albeit from a low base), followed by lone parent households. The number of couples with children is projected to remain largely unchanged.



Tenure of housing required

The table below shows the projected tenure profile for Babergh in 18 years' time. The current tenure is also set out for context. The data shows that in 2036 the housing stock in Babergh should comprise 69.5% owner-occupied accommodation, 15.8% private rented homes, 1.5% Shared Ownership properties and 13.2% Social Rented/Affordable Rented housing.

Table 4.2c Current tenure and tenure profile projected in 2036 in Babergh

Tenure	Current tenure (2018)		Projected tenure (2036)	
	Number	Percentage	Number	Percentage
Owner-occupied	28,026	70.4%	33,141	69.5%
Private rented	6,344	15.9%	7,544	15.8%
Shared Ownership	180	0.5%	692	1.5%
Social Rent/Affordable Rent	5,241	13.2%	6,288	13.2%
Total	39,791	100.0%	47,665	100.0%

The table below shows the tenure profile required by households resident in Babergh in 18 years' time in comparison to the tenure profile recorded currently. The difference between these two distributions is the change required to the housing stock over this period. The results show that 65.0% of new housing should be owner-occupied, 15.2% private rented, 6.5% should be Shared Ownership and 13.3% Social Rent/Affordable Rent.

Table 4.3c Tenure of new accommodation required in Babergh over the next 18 years				
<i>Tenure</i>	<i>Current tenure profile</i>	<i>Tenure profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
Owner-occupied	28,026	33,141	5,115	65.0%
Private rent	6,344	7,544	1,200	15.2%
Shared Ownership	180	692	512	6.5%
Social Rent/Affordable Rented	5,241	6,288	1,047	13.3%
Total	39,791	47,665	7,874	100.0%

The analysis of the likely cost profile of discount home ownership/Starter Homes in Babergh, set out in Chapter 3 of the original SHMA report, concludes that this product is most likely to be suitable for households that would otherwise reside in the private rented sector. The approach to modelling the potential demand for this product over the plan period, described in Chapter 4, identifies that between 2018 and 2036 there would be a potential demand for 500 discount home ownership dwellings in Babergh. This figure is therefore deducted from the total requirement for private rented accommodation (where the LTBHM model presumes they would otherwise be housed). The demand for 500 discount home ownership dwellings identified using this process should be treated as an indicative figure.

The model is able to also provide detail on the size of new homes required within each tenure, as is set out in the section below.

Size of housing required within each market tenure

The table below presents the size of owner-occupied accommodation required in Babergh in 18 years' time in comparison to the size profile recorded in the sector currently. The implied change to the housing stock is also presented.

Table 4.4c Size of new owner-occupied accommodation required in Babergh over the next 18 years				
<i>Size of home</i>	<i>Current size profile</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	598	1,190	592	11.6%
Two bedrooms	5,037	6,832	1,795	35.1%
Three bedrooms	12,327	13,910	1,584	31.0%
Four or more bedrooms	10,065	11,208	1,143	22.4%
Total	28,026	33,141	5,115	100.0%

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

Table 4.5c Size of new private rented accommodation required in Babergh over the next 18 years				
<i>Size of home</i>	<i>Current size profile</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	949	1,149	200	16.6%
Two bedrooms	2,290	2,628	338	28.1%
Three bedrooms	2,344	2,683	338	28.2%
Four or more bedrooms	760	1,085	325	27.1%
Total	6,344	7,544	1,200	100.0%

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

Table 4.6c Size of new Shared Ownership accommodation required in Babergh over the next 18 years				
<i>Size of home</i>	<i>Current size profile (2018)</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	41	176	135	26.4%
Two bedroom	64	231	167	32.6%
Three bedroom	59	217	158	30.9%
Four or more bedrooms	16	68	52	10.1%
Total	180	692	512	100.0%

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

Table 4.7c Size of new Social Rent/Affordable Rent required in Babergh over the next 18 years				
<i>Size of home</i>	<i>Current size profile (2018)</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	1,047	1,332	285	27.2%
Two bedroom	2,210	2,463	253	24.1%
Three bedroom	1,863	2,109	246	23.5%
Four or more bedrooms	121	384	263	25.1%
Total	5,241	6,288	1,047	100.0%

The table below shows the size of discount home ownership/Starter Homes that would be potentially demanded should this product become available to house some households that

would otherwise reside in the private rented sector. The residual private rented requirement, once the potential demand from households for this alternative product has been deducted, is also set out in the table.

Table 4.8c Potential demand for discount home ownership/Starter Homes in Babergh over the next 18 years by size		
<i>Dwelling size</i>	<i>Discount home ownership/Starter Homes</i>	<i>Residual private rented homes</i>
One bedroom	107	93
Two bedroom	174	163
Three bedroom	146	192
Four or more bedrooms	73	252
Total	500	700

Ipswich

Demographic projections

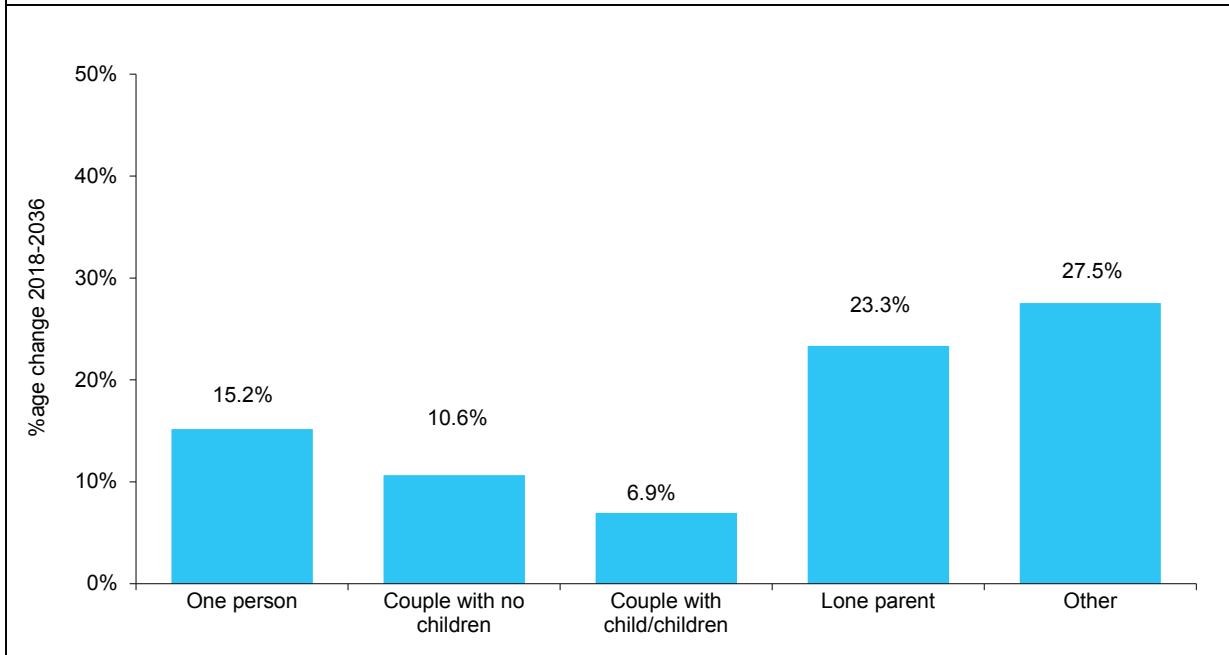
The household and population projections associated with the Local Housing Need calculation presented in the parallel report have been further disaggregated into different household groups. The table below sets out the number of households that will be resident in Ipswich in 2036 disaggregated by broad household type. The current (2018) household profile is also presented as a reference point.

<i>Household type</i>	<i>2018 Number</i>	<i>2018 Percentage</i>	<i>2036 Number</i>	<i>2036 Percentage</i>
One person	19,263	32.0%	22,185	32.4%
Couple with no children	14,508	24.1%	16,052	23.4%
Couple with child/children	15,226	25.3%	16,284	23.8%
Lone parent	7,054	11.7%	8,701	12.7%
Other*	4,143	6.9%	5,284	7.7%
Total	60,194	100.0%	68,506	100.0%

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

The figure below indicates the change in these household types that will occur between 2018 and 2036. The figure indicates that the number of 'other' households are expected to increase proportionately the most in Ipswich, followed by lone parent households. Couples with children are projected to record the smallest increase.

Figure 4.1d Change in household structure, 2018 – 2036 in Ipswich



Tenure of housing required

The table below shows the projected tenure profile for Ipswich in 18 years' time. The current tenure is also set out for context. The data shows that in 2036 the housing stock in Ipswich should comprise 53.3% owner-occupied accommodation, 24.7% private rented homes, 1.1% Shared Ownership properties and 21.0% Social Rented/Affordable Rented housing.

Table 4.2d Current tenure and tenure profile projected in 2036 in Ipswich

Tenure	Current tenure (2018)		Projected tenure (2036)	
	Number	Percentage	Number	Percentage
Owner-occupied	32,073	53.3%	36,492	53.3%
Private rented	15,160	25.2%	16,906	24.7%
Shared Ownership	313	0.5%	756	1.1%
Social Rent/Affordable Rent	12,648	21.0%	14,352	21.0%
Total	60,194	100.0%	68,506	100.0%

The table below shows the tenure profile required by households resident in Ipswich in 18 years' time in comparison to the tenure profile recorded currently. The difference between these two distributions is the change required to the housing stock over this period. The results show that 53.2% of new housing should be owner-occupied, 21.0% private rented, 5.3% should be Shared Ownership and 20.5% Social Rent/Affordable Rent.

<i>Tenure</i>	<i>Current tenure profile</i>	<i>Tenure profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
Owner-occupied	32,073	36,492	4,419	53.2%
Private rent	15,160	16,906	1,746	21.0%
Shared Ownership	313	756	443	5.3%
Social Rent/Affordable Rented	12,648	14,352	1,704	20.5%
Total	60,194	68,506	8,312	100.0%

The analysis of the likely cost profile of discount home ownership/Starter Homes in Ipswich, set out in Chapter 3 of the original SHMA report, concludes that this product is most likely to be suitable for households that would otherwise reside in the private rented sector. The approach to modelling the potential demand for this product over the plan period, described in Chapter 4, identifies that between 2018 and 2036 there would be a potential demand for 811 discount home ownership dwellings in Ipswich. This figure is therefore deducted from the total requirement for private rented accommodation (where the LTBHM model presumes they would otherwise be housed). The demand for 811 discount home ownership dwellings identified using this process should be treated as an indicative figure.

The model is able to also provide detail on the size of new homes required within each tenure, as is set out in the section below.

Size of housing required within each market tenure

The table below presents the size of owner-occupied accommodation required in Ipswich in 18 years' time in comparison to the size profile recorded in the sector currently. The implied change to the housing stock is also presented.

<i>Size of home</i>	<i>Current size profile</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	917	1,311	394	8.9%
Two bedrooms	6,253	6,912	658	14.9%
Three bedrooms	18,900	21,067	2,167	49.0%
Four or more bedrooms	6,003	7,203	1,200	27.2%
Total	32,073	36,492	4,419	100.0%

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

Table 4.5d Size of new private rented accommodation required in Ipswich over the next 18 years				
<i>Size of home</i>	<i>Current size profile</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	3,584	3,890	306	17.5%
Two bedrooms	6,400	6,909	508	29.1%
Three bedrooms	4,317	4,841	524	30.0%
Four or more bedrooms	858	1,266	407	23.3%
Total	15,160	16,906	1,746	100.0%

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

Table 4.6d Size of new Shared Ownership accommodation required in Ipswich over the next 18 years				
<i>Size of home</i>	<i>Current size profile (2018)</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	60	164	104	23.4%
Two bedroom	119	257	138	31.2%
Three bedroom	101	244	143	32.3%
Four or more bedrooms	33	91	58	13.1%
Total	313	756	443	100.0%

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

Table 4.7d Size of new Social Rent/Affordable Rent required in Ipswich over the next 18 years				
<i>Size of home</i>	<i>Current size profile (2018)</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	4,003	4,327	324	19.0%
Two bedroom	3,906	4,418	512	30.0%
Three bedroom	4,452	4,851	399	23.4%
Four or more bedrooms	287	756	469	27.5%
Total	12,648	14,352	1,704	100.0%

The table below shows the size of discount home ownership/Starter Homes that would be potentially demanded should this product become available to house some households that

would otherwise reside in the private rented sector. The residual private rented requirement, once the potential demand from households for this alternative product has been deducted, is also set out in the table.

Table 4.8d Potential demand for discount home ownership/Starter Homes in Ipswich over the next 18 years by size		
<i>Dwelling size</i>	<i>Discount home ownership/Starter Homes</i>	<i>Residual private rented homes</i>
One bedroom	176	130
Two bedroom	204	304
Three bedroom	287	237
Four or more bedrooms	143	264
Total	811	935

Mid Suffolk

Demographic projections

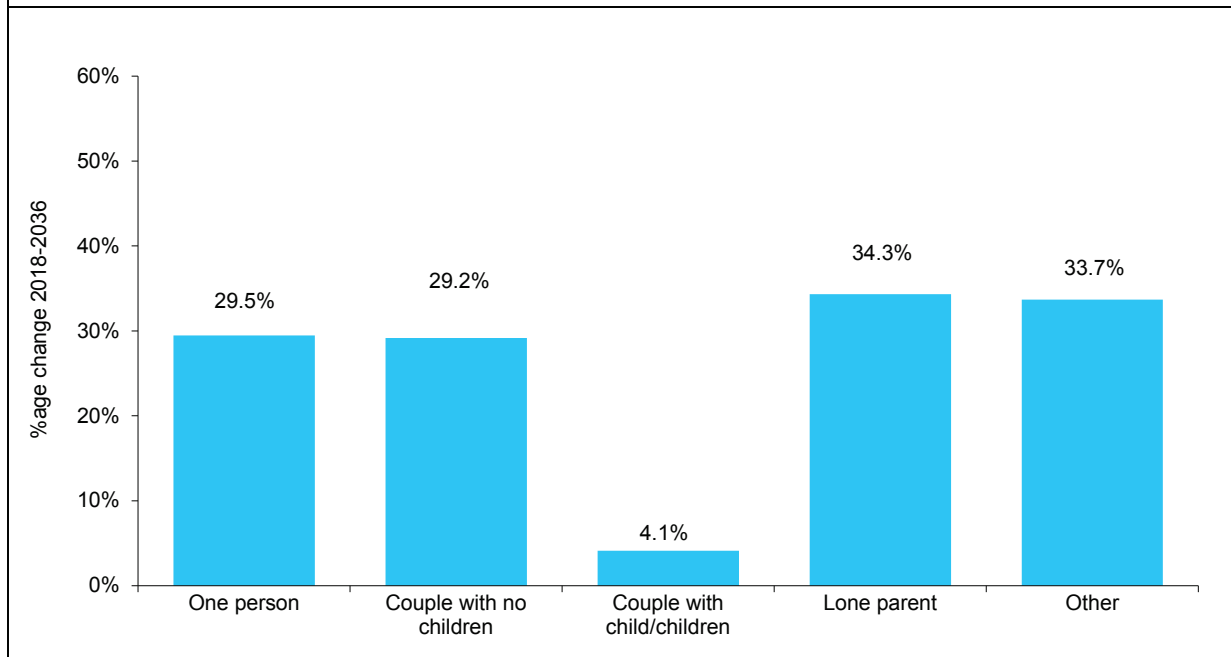
The household and population projections associated with the Local Housing Need calculation presented in the parallel report have been further disaggregated into different household groups. The table below sets out the number of households that will be resident in Mid Suffolk in 2036 disaggregated by broad household type. The current (2018) household profile is also presented as a reference point.

<i>Household type</i>	<i>2018 Number</i>	<i>2018 Percentage</i>	<i>2036 Number</i>	<i>2036 Percentage</i>
One person	11,502	26.3%	14,893	27.6%
Couple with no children	15,624	35.7%	20,181	37.4%
Couple with child/children	11,342	25.9%	11,807	21.9%
Lone parent	3,351	7.7%	4,501	8.3%
Other*	1,917	4.4%	2,563	4.8%
Total	43,736	100.0%	53,945	100.0%

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

The figure below indicates the change in these household types that will occur between 2018 and 2036. The figure indicates that the number of lone parent households are expected to increase proportionately the most in Mid Suffolk, followed by 'other' households. Couples with children are projected to record the smallest rise.

Figure 4.1e Change in household structure, 2018 – 2036 in Mid Suffolk



Tenure of housing required

The table below shows the projected tenure profile for Mid Suffolk in 18 years' time. The current tenure is also set out for context. The data shows that in 2036 the housing stock in Mid Suffolk should comprise 73.7% owner-occupied accommodation, 13.2% private rented homes, 1.8% Shared Ownership properties and 11.3% Social Rented/Affordable Rented housing.

Table 4.2e Current tenure and tenure profile projected in 2036 in in Mid Suffolk

Tenure	Current tenure (2018)		Projected tenure (2036)	
	Number	Percentage	Number	Percentage
Owner-occupied	32,502	74.3%	39,754	73.7%
Private rented	6,069	13.9%	7,143	13.2%
Shared Ownership	375	0.9%	960	1.8%
Social Rent/Affordable Rent	4,790	11.0%	6,088	11.3%
Total	43,736	100.0%	53,945	100.0%

The table below shows the tenure profile required by households resident in Mid Suffolk in 18 years' time in comparison to the tenure profile recorded currently. The difference between these two distributions is the change required to the housing stock over this period. The results show that 71.0% of new housing should be owner-occupied, 10.5% private rented, 5.7% should be Shared Ownership and 12.7% Social Rent/Affordable Rent.

Table 4.3e Tenure of new accommodation required in Mid Suffolk over the next 18 years				
<i>Tenure</i>	<i>Current tenure profile</i>	<i>Tenure profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
Owner-occupied	32,502	39,754	7,252	71.0%
Private rent	6,069	7,143	1,074	10.5%
Shared Ownership	375	960	585	5.7%
Social Rent/Affordable Rented	4,790	6,088	1,298	12.7%
Total	43,736	53,945	10,209	100.0%

The analysis of the likely cost profile of discount home ownership/Starter Homes in Mid Suffolk, set out in Chapter 3 of the original SHMA report, concludes that this product is most likely to be suitable for households that would otherwise reside in the private rented sector. The approach to modelling the potential demand for this product over the plan period, described in Chapter 4, identifies that between 2018 and 2036 there would be a potential demand for 431 discount home ownership dwellings in Mid Suffolk. This figure is therefore deducted from the total requirement for private rented accommodation (where the LTBHM model presumes they would otherwise be housed). The demand for 431 discount home ownership dwellings identified using this process should be treated as an indicative figure.

The model is able to also provide detail on the size of new homes required within each tenure, as is set out in the section below.

Size of housing required within each market tenure

The table below presents the size of owner-occupied accommodation required in Mid Suffolk in 18 years' time in comparison to the size profile recorded in the sector currently. The implied change to the housing stock is also presented.

Table 4.4e Size of new owner-occupied accommodation required in Mid Suffolk over the next 18 years				
<i>Size of home</i>	<i>Current size profile</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	707	1,223	516	7.1%
Two bedrooms	5,908	8,393	2,485	34.3%
Three bedrooms	13,680	15,810	2,131	29.4%
Four or more bedrooms	12,208	14,327	2,120	29.2%
Total	32,502	39,754	7,252	100.0%

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

Table 4.5e Size of new private rented accommodation required in Mid Suffolk over the next 18 years				
<i>Size of home</i>	<i>Current size profile</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	799	1,042	243	22.6%
Two bedrooms	2,324	2,538	214	19.9%
Three bedrooms	2,110	2,459	349	32.5%
Four or more bedrooms	836	1,104	268	25.0%
Total	6,069	7,143	1,074	100.0%

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

Table 4.6e Size of new Shared Ownership accommodation required in Mid Suffolk over the next 18 years				
<i>Size of home</i>	<i>Current size profile (2018)</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	78	226	148	25.2%
Two bedroom	116	304	188	32.1%
Three bedroom	125	274	149	25.5%
Four or more bedrooms	56	157	101	17.2%
Total	375	960	585	100.0%

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

Table 4.7e Size of new Social Rent/Affordable Rent required in Mid Suffolk over the next 18 years				
<i>Size of home</i>	<i>Current size profile (2018)</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	1,256	1,548	292	22.5%
Two bedroom	1,953	2,317	365	28.1%
Three bedroom	1,511	1,817	306	23.6%
Four or more bedrooms	70	406	336	25.9%
Total	4,790	6,088	1,298	100.0%

The table below shows the size of discount home ownership/Starter Homes that would be potentially demanded should this product become available to house some households that

would otherwise reside in the private rented sector. The residual private rented requirement, once the potential demand from households for this alternative product has been deducted, is also set out in the table.

Table 4.8e Potential demand for discount home ownership/Starter Homes in Mid Suffolk over the next 18 years by size		
<i>Dwelling size</i>	<i>Discount home ownership/Starter Homes</i>	<i>Residual private rented homes</i>
One bedroom	97	146
Two bedroom	144	70
Three bedroom	131	218
Four or more bedrooms	59	209
Total	431	644

Suffolk Coastal

Demographic projections

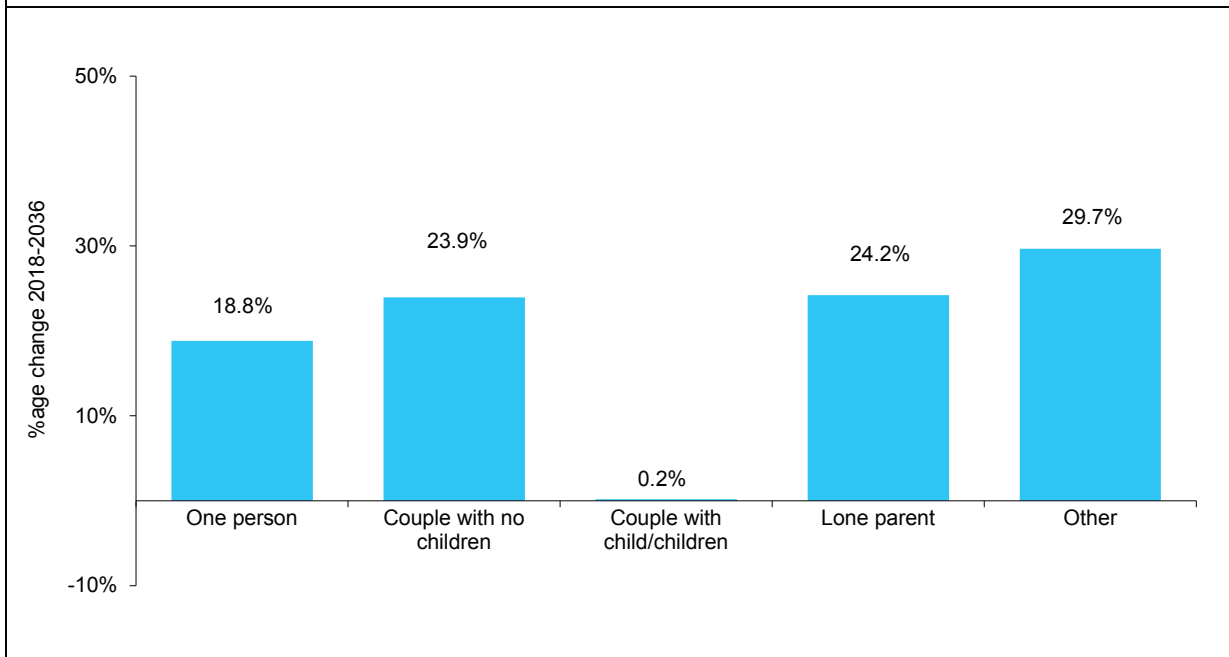
The household and population projections associated with the Local Housing Need calculation presented in the parallel report have been further disaggregated into different household groups. The table below sets out the number of households that will be resident in Suffolk Coastal in 2036 disaggregated by broad household type. The current (2018) household profile is also presented as a reference point.

<i>Household type</i>	<i>2018 Number</i>	<i>2018 Percentage</i>	<i>2036 Number</i>	<i>2036 Percentage</i>
One person	16,735	29.7%	19,887	30.1%
Couple with no children	19,425	34.5%	24,074	36.5%
Couple with child/children	13,423	23.8%	13,450	20.4%
Lone parent	4,321	7.7%	5,368	8.1%
Other*	2,464	4.4%	3,195	4.8%
Total	56,367	100.0%	65,974	100.0%

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

The figure below indicates the change in these household types that will occur between 2018 and 2036. The figure indicates that the number of 'other' households are expected to increase proportionately the most in Suffolk Coastal, followed by lone parent households. The number of couples with children is projected to change only marginally.

Figure 4.1f Change in household structure, 2018 – 2036 in Suffolk Coastal



Tenure of housing required

The table below shows the projected tenure profile for Suffolk Coastal in 18 years' time. The current tenure is also set out for context. The data shows that in 2036 the housing stock in Suffolk Coastal should comprise 72.9% owner-occupied accommodation, 14.6% private rented homes, 1.1% Shared Ownership properties and 11.4% Social Rented/Affordable Rented housing.

Table 4.2f Current tenure and tenure profile projected in 2036 in Suffolk Coastal

Tenure	Current tenure (2018)		Projected tenure (2036)	
	Number	Percentage	Number	Percentage
Owner-occupied	41,131	73.0%	48,088	72.9%
Private rented	8,562	15.2%	9,605	14.6%
Shared Ownership	132	0.2%	741	1.1%
Social Rent/Affordable Rent	6,542	11.6%	7,540	11.4%
Total	56,367	100.0%	65,974	100.0%

The table below shows the tenure profile required by households resident in Suffolk Coastal in 18 years' time in comparison to the tenure profile recorded currently. The difference between these two distributions is the change required to the housing stock over this period. The results show that 72.4% of new housing should be owner-occupied, 10.9% private rented, 6.3% should be Shared Ownership and 10.4% Social Rent/Affordable Rent.

Table 4.3f Tenure of new accommodation required in Suffolk Coastal over the next 18 years

<i>Tenure</i>	<i>Current tenure profile</i>	<i>Tenure profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
Owner-occupied	41,131	48,088	6,957	72.4%
Private rent	8,562	9,605	1,043	10.9%
Shared Ownership	132	741	609	6.3%
Social Rent/Affordable Rented	6,542	7,540	998	10.4%
Total	56,367	65,974	9,607	100.0%

The analysis of the likely cost profile of discount home ownership/Starter Homes in Suffolk Coastal, set out in Chapter 3 of the original SHMA report, concludes that this product is most likely to be suitable for households that would otherwise reside in the private rented sector. The approach to modelling the potential demand for this product over the plan period, described in Chapter 4, identifies that between 2018 and 2036 there would be a potential demand for 397 discount home ownership dwellings in Suffolk Coastal. This figure is therefore deducted from the total requirement for private rented accommodation (where the LTBHM model presumes they would otherwise be housed). The demand for 397 discount home ownership dwellings identified using this process should be treated as an indicative figure.

The model is able to also provide detail on the size of new homes required within each tenure, as is set out in the section below.

Size of housing required within each market tenure

The table below presents the size of owner-occupied accommodation required in Suffolk Coastal in 18 years' time in comparison to the size profile recorded in the sector currently. The implied change to the housing stock is also presented.

Table 4.4f Size of new owner-occupied accommodation required in Suffolk Coastal over the next 18 years

<i>Size of home</i>	<i>Current size profile</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	1,107	1,690	583	8.4%
Two bedrooms	7,648	9,838	2,190	31.5%
Three bedrooms	17,096	19,017	1,921	27.6%
Four or more bedrooms	15,280	17,544	2,264	32.5%
Total	41,131	48,088	6,957	100.0%

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

Table 4.5f Size of new private rented accommodation required in Suffolk Coastal over the next 18 years				
<i>Size of home</i>	<i>Current size profile</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	1,430	1,596	166	15.9%
Two bedrooms	3,147	3,414	267	25.6%
Three bedrooms	2,922	3,256	334	32.0%
Four or more bedrooms	1,063	1,339	276	26.4%
Total	8,562	9,605	1,043	100.0%

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

Table 4.6f Size of new Shared Ownership accommodation required in Suffolk Coastal over the next 18 years				
<i>Size of home</i>	<i>Current size profile (2018)</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	24	187	163	26.7%
Two bedroom	45	222	177	29.1%
Three bedroom	47	212	165	27.1%
Four or more bedrooms	16	120	104	17.1%
Total	132	741	609	100.0%

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

Table 4.7f Size of new Social Rent/Affordable Rent required in Suffolk Coastal over the next 18 years				
<i>Size of home</i>	<i>Current size profile (2018)</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	1,778	1,981	203	20.4%
Two bedroom	2,466	2,608	142	14.3%
Three bedroom	2,159	2,315	156	15.6%
Four or more bedrooms	139	636	496	49.7%
Total	6,542	7,540	998	100.0%

The table below shows the size of discount home ownership/Starter Homes that would be potentially demanded should this product become available to house some households that

would otherwise reside in the private rented sector. The residual private rented requirement, once the potential demand from households for this alternative product has been deducted, is also set out in the table.

Table 4.8f Potential demand for discount home ownership/Starter Homes in Suffolk Coastal over the next 18 years by size		
<i>Dwelling size</i>	<i>Discount home ownership/Starter Homes</i>	<i>Residual private rented homes</i>
One bedroom	67	99
Two bedroom	113	153
Three bedroom	146	188
Four or more bedrooms	71	204
Total	397	645

HDH Planning and Development Ltd is a specialist planning consultancy providing evidence to support planning authorities, land owners and developers.

The firm is led by Simon Drummond-Hay who is a Chartered Surveyor, Associate of Chartered Institute of Housing and senior development professional with a wide experience of both development and professional practice. The firm is regulated by the RICS.

The main areas of expertise are:

- Community Infrastructure Levy (CIL)
- District wide and site specific Viability Analysis
- Local and Strategic Housing Market Assessments and Housing Needs Assessments
- Future Housing Numbers Analysis (post RSS target setting)

HDH Planning and Development have clients throughout England and Wales.

HDH Planning and Development Ltd

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

